



463 Abeel Street  
 Kingston, NY 12401  
 For Sale: \$349,000

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 20252636      |
| Square Footage: | 0             |
| Taxes:          | \$5,108       |
| Year Built:     | 1880          |

Troll house - Welcome to the Troll House, nestled under the bridge facing the river. Spend the days watching the river through every front window, and in the afternoon do what the current owners do, walk across the street to the marina and hop on your boat or kayak and enjoy the beauty of the Rondout River. While modest on the outside this house is magical on the inside, fully rebuilt by a plumber and former interior designer for themselves. Oozing with loving details and high-end touches that are hard to find in this price point and size. New Metal roof, radiant floors, solid wood cabinets, marble bathrooms, high efficiency boiler- air conditioning and countless other upgrades and luxuries. The upstairs bathroom has a rain head shower and a soaking tub. The charm and character of them make this house a one time find. The upstairs bedroom has a ten foot stained glass window in the bedroom and cathedraled ceilings, a writing nook, two closets and plenty of room for the peloton. There is a Bosch washer/dryer conveniently placed in the large bedroom closet. Kingston's downtown industrial waterfront is cool and artsy with Fat Cat music venue across the street, One Mile gallery two doors down and Blackbird Coffee Shop a stone's throw away. The property includes back patio and grass second patio behind. All drainage has been done and the house is dry as a bone, and the wiring is already set up for a hot tub on the second tier. Driveway can accommodate up to two vehicles; owner has parked a full size truck and an SUV in the driveway. Just back right in!

## Listing Details

|                         |                  |                        |
|-------------------------|------------------|------------------------|
| Asking Price: \$349,000 | Taxes: \$5,108   | Status: Active         |
| Type: Single Family     | MLS ID: 20252636 | Last Update: 8/18/2025 |
| Added: 54 Day(s) Ago    |                  |                        |

## Property Details

|                                 |                      |                    |
|---------------------------------|----------------------|--------------------|
| Address: 463 Abeel Street       | City: Kingston       | State: NY          |
| Zip: 12401                      | County: Ulster       | Total Bedrooms: 1  |
| Total Bathrooms: 1 full, 1 half | Home Style: Bungalow | Basement: Finished |
| Siding: Wood Siding             | Year Built: 1880     |                    |

## Location Details

|                      |   |                |
|----------------------|---|----------------|
| Lot Size: 0.15 Acres | Lot Description: Back Yard, Many Trees, | Driveway: None |
| Water Front: No      | Water Access: Yes                       |                |

## School Details

School District: Kingston

## Heating, Cooling, & Utility Details

|                                  |                    |                          |
|----------------------------------|--------------------|--------------------------|
| Heat Type: Propane               | Water Type: Public | Sewer Type: Public Sewer |
| Air Conditioning: Ceiling Fan(s) |                    |                          |

## Broker Details

|                                |                  |
|--------------------------------|------------------|
| Coldwell Banker Village GreenK | Kathleen Griffin |
|--------------------------------|------------------|