



74 Fair Street
Kingston, NY 12401
For Sale: \$995,000

Type:	Single Family
MLS#:	20253004
Square Footage:	0
Taxes:	\$14,832
Year Built:	1896

Stellar style in a coveted location: Nestled on a sprawling double-sized lot on Uptown Kingston's historic Fair Street, this remarkable side-hall Colonial Revival is not just one of the Hudson Valley's premier surviving examples of the genre, but a longtime stand-out on the stately street once known as Doctors Row. Timeless character is evident from the moment you arrive at the bluestone entry walk, and savor, up close, the classic facade with its Palladian window, ionic-capitaled corner pilasters and pristine clapboard siding, all expertly preserved. Upon entering, the "wow" factor only escalates, first in the oversized foyer with its grand staircase, curved side window and original built-in nook, and also in the adjoining 31-foot-long living room, bracketed by a fireplace with intact custom bookshelves on one wall and original picture windows on the others. Featuring a modern sense of openness despite their formality, these spaces flow naturally through the large dining room to a fully updated eat-in kitchen with a half bathroom and a separate rear staircase, then up to the second floor's four spacious bedrooms and two renovated bathrooms, including the en-suite primary bathroom with walk-in shower and free-standing tub. A ballroom-scale walk-up attic crowns the house, and, in the basement, a former physician's office has now been transformed into a spotless and modern accessory apartment compete with bedroom, bathroom, large open living space, fully equipped kitchen and its own private exterior entry - ideal for extra guests or rental income. Other recent upgrades include a high-efficiency zoned natural-gas IBC boiler, a newly installed roof, and ductless A/C units in both the accessory apartment and the separate portion of the basement reserved for the owners' storage needs. (If more is required, there's also a handsome 2-car standalone garage with a wood storage room and capped by its own cupola and weathervane.) Available for only the second time in more than 60 years, this house offers the rarest opportunity to enjoy intact design excellence with space to roam, both inside and out, and only minutes by foot or bike to the restaurants, galleries and shops that have made Uptown Kingston one of the hottest neighborhoods in the Hudson Valley.

Listing Details

Asking Price: \$995,000	Taxes: \$14,832	Status: Active
Type: Single Family	MLS ID: 20253004	Last Update: 8/7/2025
Added: 63 Day(s) Ago		

Property Details

Address: 74 Fair Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full, 1 half	Total Rooms: 3	Fireplaces: 1
Home Style: Colonial	Basement: Apartment	Siding: Wood Siding
Year Built: 1896		

Location Details

Lot Size: 0.76 Acres	Water Front: No	Water Access: No
----------------------	-----------------	------------------

School Details

School District: Kingston

Heating, Cooling, & Utility Details