



35 Overlook Drive
Kingston, NY 12401
For Sale: \$685,000

Type:	Single Family
MLS#:	20254781
Square Footage:	0
Taxes:	\$11,567
Year Built:	1964

Mid-Century charm meets modern comfort with the best of indoor-outdoor living at 35 Overlook Drive. This 1,891-square-foot ranch offers two bedrooms, three bathrooms, and a seamless blend of thoughtful updates with timeless character. From the moment you arrive, you'll feel the serenity of your own private escape, complete with a hot tub and sweeping views of the Catskills. Step inside to a sunken living room with a cozy conversation pit and a freestanding Malm wood-burning stove. New windows flood the rooms with natural light while white maple hardwood floors and Danish-inspired light fixtures highlight the home's mid-century roots and create a warm, welcoming atmosphere. The kitchen features terrazzo quartz countertops that add a playful pop of style, and new stainless steel appliances including a double oven, induction stovetop, and dishwasher. Comfort comes easy with recent improvements including mini-splits throughout and a new hot water heater. A sun drenched flex room with sliding glass doors functions as an office or easily becomes a guest room with an attachable Murphy bed and leads you out the stunning yard. Outdoors, the magic continues. A sandstone patio with a cedar pergola is made for al fresco dining, explore up the hillside and you'll find two terraced gardens, filled with native plants and seasonal blooms — from Stewartia and Kousa to Pagoda Dogwoods and a striking Magnolia tree. At the top terrace, an expansive Ipe deck provides breathtaking mountain views with plenty of room for relaxing and entertaining. Sustainable living is built in with a Tesla solar system, battery backup, and EV charger, bringing both energy efficiency and cost savings. And while you'll feel worlds away in your peaceful outdoor retreat, you're just minutes from Uptown Kingston's historic Stockade District, with its vibrant restaurants, coffee shops, and boutiques. This home is not just a place to live, it's a lifestyle, offering comfort, beauty, and inspiration in every detail.

Listing Details

Asking Price: \$685,000	Taxes: \$11,567	Status: Active
Type: Single Family	MLS ID: 20254781	Last Update: 10/2/2025
Added: 21 Day(s) Ago		

Property Details

Address: 35 Overlook Drive	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 2 full, 1 half	Total Rooms: 9	Home Style: Mid-Century Modern
Siding: Brick	Year Built: 1964	

Location Details

Lot Size: 0.48 Acres	Lot Description: Back Yard, Front Yard,	Driveway: Garage Faces Front
Water Front: No	Water Access: No	

School Details

School District: Kingston	Elementary School: Edson
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Heating, Cooling, & Utility Details

Heat Type: Active Solar	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Electric		