



Hudson Valley Catskill Region MLS

**80 Dunneman Avenue  
Kingston, NY 12401  
For Sale: \$899,000**

Type: Single Family  
MLS#: 20255969  
Square Footage: 0  
Taxes: \$17,107  
Year Built: 1936

A true Kingston classic! This well-maintained Colonial sits in a prime Uptown location, perfect for walking, exploring, and enjoying all that Kingston has to offer. Perched on a hill and framed by charming stone retaining walls, the home is set on 1.23 acres, split into two lots—ideal for added privacy or the potential to build another home! Step inside to find beautiful original details throughout, including beamed ceilings, Dutch doors, hardwood floors, and an original fireplace. The first floor offers an inviting family room with custom built-ins and a double-sided fireplace that opens into a four-season room accented with bluestone flooring. A formal dining room flows into a cozy parlor, conveniently located near the half bath. The eat-in kitchen is the highlight of the home, featuring walls of windows that fill the space with natural light. Enjoy stainless steel appliances, quartz countertops, a breakfast bar, and custom cabinetry. There is additional space for a small dining table, perfect for casual meals, along with a pantry for extra storage. Both sides of the kitchen offer access to the oversized backyard, ideal for entertaining or relaxing outdoors. From the kitchen, stairs lead down to a full, unfinished basement that includes a spacious two-car garage and ample storage. Elevate to the second level where you will find three bedrooms and two full baths. All bedrooms are generously sized and accented with cedar closets. The primary suite features ample closet space and a full bath with tile flooring, a beautifully tiled shower, and a built-in bench for relaxation. A second full bath services the additional two bedrooms, and a dedicated laundry room adds convenience. A standout hidden feature is the finished walk-up attic, offering built-in storage and flexible use. The property is nicely landscaped with a fenced-in backyard for privacy, along with two sheds to store all your summer and winter gear. Municipal water and sewer are a major plus, and the expansive yard offers the potential to add your own in-ground pool. Located just minutes from the farmers market, uptown shopping, restaurants, the NYS Thruway, and under two hours from NYC, this Kingston gem won't last long!

### **Listing Details**

Asking Price: \$899,000	Taxes: \$17,107	Status: Active
Type: Single Family	MLS ID: 20255969	Last Update: 12/5/2025
Added: 75 Day(s) Ago		

### **Property Details**

Address: 80 Dunneman Avenue	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full, 1 half	Total Rooms: 10	Fireplaces: 1
Home Style: Colonial	Basement: Full	Siding: Wood Siding
Year Built: 1936		

### **Location Details**

Lot Size: 1.23 Acres	Lot Description: Back Yard, Cleared, Front	Driveway: Asphalt
Water Front: No	Water Access: No	

### **School Details**

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