



**77 Chestnut Street**  
**Kingston, NY 12401**  
**For Sale: \$2,250,000**

Type:	Single Family
MLS#:	20260078
Square Footage:	0
Taxes:	\$25,045
Year Built:	1896

For the first time in forty years, The Coykendall House, a meticulously preserved Queen Anne Victorian in Kingston, NY, is revealed. Built circa 1896 and perched above Kingston's historic Rondout Waterfront, this rare offering seamlessly blends architectural integrity, refined modern living, and close proximity to fine dining, arts and culture, marinas, and boutique shopping. Commissioned by George and Emma Coykendall, prominent figures of the Hudson River's industrial era, the home showcases craftsmanship that cannot be replicated today. Original details remain remarkably intact, including pristine oak pocket doors, more than two dozen stained glass transoms, hand carved woodwork, ash floors, preserved 1896 wallpaper and drapery, and multiple stone and wood fireplaces. The parlor unfolds with theatrical grace. Three commanding windows face the street, each crowned with its original 1896 stained-glass transom that scatters color like confetti across the ash floors. Beyond them, a rare curved-glass alcove bends the afternoon light into flickering ribbons that seem to dance across the baby grand piano. Spanning the full width of the house, the formal dining room is anchored by a striking fireplace framed in handmade butterscotch tiles. Oak paneling, generous proportions, and luminous light recall a time when meals were occasions and hosting was an art. It is easy to imagine rose laden luncheons, candlelit dinners, and evenings that stretched effortlessly into night. A sweeping staircase leads to a serene stained glass reading alcove illuminated by its original Tiffany pendant light, a jewel box of color and quiet. The stairway then turns toward an airy upper landing with its own fireplace, where warm light gathers and the home's craftsmanship seems to exhale. On this level, the bedrooms are imbued with the quiet grandeur of another era. The primary suite stretches the full width of the house, anchored by a luminous fireplace and intimate built-in seating. Just beyond, the dressing area showcases remarkable original 1896 double sinks, an exquisite preservation of Victorian luxury that feels both historic and unexpectedly modern. The spa like ensuite invites retreat, featuring a two person marble tiled shower, a teak sauna, and a jacuzzi soaking tub. The tower's second floor reveals a light-filled office, where three tall windows, still draped in the original curtains personally selected by the Coykendalls, frame views that have inspired imagination for more than 130 years. It is a space that feels both storied and inspired, equally suited for creative work or quiet reflection. Above, the third floor, originally designed as service quarters and still accessed by the internal stairwell, retains remarkable architectural integrity. Delightfully finished spaces include a captivating circular turret room wrapped in curving shelving, a tucked away wood shelved library, and a striking bath with a clawfoot tub nestled beneath the eaves. Behind the scenes, the home has been thoughtfully updated with state of the art commercial mechanical systems, a whole house generator for seamless power during inclement weather, and a newer roof installed over the home's complex peaks, turret, and porches, all while preserving the original four chimneys. Set on an oversized double lot, the grounds feature established perennial gardens, a large private yard hidden behind mature yews, and a winding path to a gazebo with views toward the Catskill Mountains. At the front of the property stands Kingston's last remaining gas lamppost, now electrified yet rich with old-world charm. For 130 years, and with only six stewards before it, this home has been thoughtfully protected, most recently by antiquarian book collectors whose lives were devoted to preservation, story, and legacy. Now, for the first time in a generation, it opens itself to a new chapter. Homes of this distinction seldom appear. Rarer still are those so beautifully intact, so deeply storied.

**Listing Details**

Asking Price: \$2,250,000	Taxes: \$25,045	Status: Active
Type: Single Family	MLS ID: 20260078	Last Update: 1/8/2026
Added: 62 Day(s) Ago		

**Property Details**

Address: 77 Chestnut Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full, 1 half	Total Rooms: 20	Fireplaces: 6