



Hudson Valley Catskill Region MLS

77 Chestnut Street
Kingston, NY 12401
For Sale: \$1,865,000

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

Perched above the Rondout Waterfront in Kingston, The Coykendall House presents a rare study in late 19th-century architecture, where form, craftsmanship, and light converge in a way that feels both timeless and remarkably current. Defined by its rose hued brick façade, commanding turret, and layered rooflines, this Queen Anne Victorian is an exercise in proportion and detail. The wrap around porch softens the structure's geometry, while original stained-glass transoms introduce color and movement even before entering the home. Inside, the architecture unfolds with intention. Circulation is fluid yet deliberate, anchored by a sweeping staircase that acts as both structural spine and sculptural element. Light filters through curved glass and stained panels, shifting throughout the day and animating surfaces of ash flooring, oak paneling, and hand finished plaster walls. Rooms are defined not just by function, but by experience. The parlor's curved window wall softens the geometry of the space, creating an organic flow rarely seen in homes of this era. Opposite, the dining room spans the full width of the structure, its fireplace framed in handmade butterscotch tiles, an interplay of texture, warmth, and craftsmanship. Material integrity remains uncompromised. Original 9 foot oak pocket doors glide effortlessly, dividing and connecting spaces as needed. Tin ceilings, carved millwork, and preserved finishes speak to a level of construction that prioritized longevity as much as beauty. Upstairs, the architecture continues to reveal itself through variation in ceiling height, light, and spatial rhythm. The primary suite occupies a full span of the home, where scale meets restraint. The adjoining dressing area, with its original double sinks, transitions seamlessly into a modernized bath designed for comfort without disrupting the home's architectural language. Within the tower, a circular bedroom offers a unique spatial experience, walls curving gently with the structure, windows positioned to capture light from multiple exposures. Throughout the uppermost level, delightfully finished spaces are shaped by the original rooflines: intimate, atmospheric, and deeply connected to the geometry of the house itself. Beyond aesthetics, the home has been thoughtfully adapted for contemporary living. Updated mechanical systems, a whole house generator, and a recently installed roof ensure performance and reliability, all while preserving the integrity of the original structure. Set on a rare double lot, the exterior extends the architectural narrative. Mature plantings frame views and create privacy, while a winding path leads to a gazebo positioned to take in distant Catskill vistas. A historically sympathetic garage mirrors the language of the main house, reinforcing a cohesive architectural dialogue across the property. Moments from Kingston's Waterfront District where you'll find fine dining, marinas, and cultural offerings, the location balances access with elevation, close to everything, yet distinctly set apart. With only a handful of stewards over its lifetime, The Coykendall House remains an exceptional example of architecture that has not only endured, but evolved with intention. This is not simply a historic home. It is a living architectural composition, designed to be experienced, not just admired.

Listing Details

Asking Price: \$1,865,000	Taxes: \$25,045	Status: Active
Type: Single Family	MLS ID: 20260078	Last Update: 4/23/2026
Added: 136 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
Home Style: Victorian	Basement: Finished	Siding: Brick
Year Built: 1896		

Location Details