



**45 W Chestnut Street**  
**Kingston, NY 12401**  
**For Sale: \$1,100,000**

Type:	Single Family
MLS#:	971280
Square Footage:	2,670
Taxes:	\$16,974
Year Built:	1885

Set among the grand historic residences of West Chestnut Street, the Peter Phillips House is a distinguished Second Empire home of unusual scale, presence, and architectural integrity. Built in the late 1800s for a supervisor of the D&H Canal Company, the property has been thoughtfully restored to preserve its historic character while offering a wonderful sense of open and light-filled living. A gracious center-hall layout opens, enfilade-style, to stunning living and dining rooms, each anchored by a carved marble fireplace and framed by soaring 11-foot ceilings, wideboard hardwood floors, restored pulled-plaster moldings, and other exceptional and original details. Arched doorways, original hinges, and restored window hardware reflect the care and craftsmanship that define the home. At the rear of the main level, a beautifully finished gourmet kitchen with custom cabinetry is flanked by a stylish powder room, study, and generous deck overlooking a fenced backyard with a bluestone patio, mature trees, and seasonal Catskill views, creating a seamless setting for outdoor dining and entertaining. Upstairs are four large bedrooms, unusually spacious closets, and a timeless custom bath. The dramatic peak-ceilinged attic level offers additional opportunities for studio space, work-from-home use, or additional guests. One of Kingston's most notable addresses, historic West Chestnut Street is known for its grand homes, park-like setting, and walk-able access to the restaurants, shops, galleries, and recreational activities of the waterfront Rondout neighborhood and Midtown. In both location and style, this is a rare opportunity to own one of Kingston's most distinguished historic homes, beautifully restored for contemporary life.

**Listing Details**

Asking Price: \$1,100,000	Taxes: \$16,974	Status: Active
Type: Single Family	MLS ID: 971280	Last Update: 3/30/2026
Added: 26 Day(s) Ago		

**Property Details**

Address: 45 W Chestnut Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Square Footage: 2,670
Total Bedrooms: 4	Total Bathrooms: 1 full, 1 half	Total Rooms: 8
Home Style: Colonial	Attic: Stairs	Basement: Full
Siding: Brick	Year Built: 1885	

**Location Details**

Lot Size: 0.1879 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

**School Details**

School District: Kingston	Elementary School: Harry L Edson	Middle School: J Watson Bailey
High School: Kingston		

**Heating, Cooling, & Utility Details**

Heat Type: Radiant	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: None		