



**11 Blue Heron Drive**  
**Kingston, NY 12401**  
**For Sale: \$875,000**

Type:	Single Family
MLS#:	20261313
Square Footage:	0
Taxes:	\$8,564
Year Built:	1996

11 Blue Heron Drive, Marbletown Fabulous 4-bedroom, 3-bath custom home set on 3.7 level acres just moments from the Ashokan Reservoir. Thoughtfully built in 1996 by a contractor for his own family, this residence offers quality craftsmanship and enduring comfort in a serene, natural setting. Privately sited on a quiet, tree-lined lot, the home overlooks a picturesque lagoon (not part of the property) and is surrounded by mature trees, abundant birdlife, and the soothing sounds of nature. A gracious, tree-lined driveway creates a beautiful approach to this meticulously maintained home. The property features a detached garage/workshop with a charming studio above, complete with a wood-burning stove--ideal for guests, creative space, or home office use. Fenced garden areas, open lawns, and peaceful views enhance the sense of privacy and tranquility. Perfectly located for outdoor enthusiasts, with easy access to scenic walking and biking along the Ashokan Reservoir, as well as nearby Catskills hiking, kayaking, and skiing.

### Listing Details

Asking Price: \$875,000	Taxes: \$8,564	Status: Active
Type: Single Family	MLS ID: 20261313	Last Update: 5/12/2026
Added: 53 Day(s) Ago		

### Property Details

Address: 11 Blue Heron Drive	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full	Total Rooms: 12	Home Style: Colonial
Basement: Concrete	Siding: Frame	Year Built: 1996

### Location Details

Lot Size: 3.7 Acres	Lot Description: Back Yard, Corner Lot,	Driveway: Circular Driveway
Water Front: No	Water Access: No	

### School Details

School District: Rondout Valley

### Heating, Cooling, & Utility Details

Heat Type: Electric	Water Type: Well	Sewer Type: Engineered Septic
Air Conditioning: Ceiling Fan(s)		

### Broker Details

Keller Williams Upstate NY	Deb Dolan
----------------------------	-----------