



## 845 Lucas Avenue Extension

Hurley, NY 12443

For Sale: \$440,000

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 1017482       |
| Square Footage: | 1,680         |
| Year Built:     | 1940          |

Offering exceptional live/work and investment flexibility, this circa 1940 two-story property features multiple studio spaces and two separate paved driveways-one serving the main residence and a second providing dedicated access to the studios at the rear of the property. Ideally located just minutes from Kingston's historic Stockade District, the layout supports privacy, functionality, and independent use of living and work areas. The residence welcomes you with a living room featuring hardwood floors and classic chair rail detailing, flowing into an open kitchen with island and ample cabinetry, and a formal dining room ideal for entertaining. A full bathroom with shower is conveniently located on the first level. The home also features a wraparound deck, extending the living space outdoors. The second level offers two bedrooms and a spacious bathroom. The primary bedroom includes a walk-in closet and ensuite access to the custom bathroom with a walk-in tiled shower and bench, jacuzzi tub, and double vanity. A large, covered balcony off the primary bedroom overlooks the front of the property, providing a private outdoor retreat. The second bedroom features a smaller balcony facing the rear of the property. Comfort is enhanced by a four-zone central air system with mini-splits located in the living room, dining room, and both bedrooms, providing efficient and customizable climate control throughout the home. Multiple studio spaces create exceptional live/work and income-producing potential. Of particular interest is the two-story barn, previously operated as a successful ceramics' studio, offering substantial space and infrastructure for creative production. These versatile structures are well suited for artists, writers, makers, musicians, or educators, and lend themselves to uses such as art studios, possible sound or recording space, dance or Pilates studio, private instruction, or flexible professional use. The configuration presents a compelling opportunity for owner-occupants seeking creative space, as well as investors exploring studio rental, workspace leasing, or mixed-use possibilities, subject to buyer due diligence. A lovely pond is visible from the rear of the property near the studios, providing a serene spot for reflection and enjoyment. Please note the pond is for viewing only and is not part of the parcel. Well-located near Uptown Kingston's shops, dining, arts, and cultural amenities and less than two miles from the popular O&W bike/walking trail, this property offers solid fundamentals, adaptable spaces, and rare creative infrastructure in a highly desirable setting. GW Bridge- 1hr 30min, NYS Thruway-8 min, Trailways Bus-6 min, Uptown Kingston- 6 min, Downtown Kingston-15 min, Saugerties-20 min, Hudson-40 min, Woodstock-20 min, Poughkeepsie Metro-North-35 min. Rhinecliff Amtrak-20 min.

### Listing Details

|                         |                        |                       |
|-------------------------|------------------------|-----------------------|
| Asking Price: \$440,000 | Status: Active         | Type: Single Family   |
| MLS ID: 1017482         | Last Update: 7/12/2026 | Added: 201 Day(s) Ago |

### Property Details

|                                     |                         |                       |
|-------------------------------------|-------------------------|-----------------------|
| Address: 845 Lucas Avenue Extension | City: Hurley            | State: NY             |
| Zip: 12443                          | County: Ulster          | Square Footage: 1,680 |
| Total Bedrooms: 2                   | Total Bathrooms: 2 full | Total Rooms: 5        |
| Attic: Pull Stairs                  | Basement: Bilco Door(s) | Siding: Frame         |
| Year Built: 1940                    |                         |                       |

### Location Details

|                   |                    |                 |
|-------------------|--------------------|-----------------|
| Lot Size: 1 Acres | Driveway: Driveway | Water Front: No |
| Water Access: No  |                    |                 |

### School Details