



45 Hanratty Street
Kingston, NY 12401
For Sale: \$419,000

Type:	Single Family
MLS#:	20263935
Square Footage:	0
Taxes:	\$7,027
Year Built:	1858

Accented by a striking second-story veranda, this modern home exudes style across three levels of living space. Looking at this home's contemporary finishes and updated systems, it's easy to forget that it's roots date back to Kingston's maritime past. Originally built in 1858 - just 10 years after the founding of the Cornell Steamboat Company - Casa Veranda has stood the test of time. But in 2021, the home underwent a complete renovation, and is now well-appointed with air conditioning, updated kitchen and baths, efficient mechanicals, stone patio, and a one-car garage - offering residents easy living and peace of mind. The main level conveniently features front and back entrances, with the back door connecting to the rear yard. The open-flow floorplan on this level allows for flexible furnishing configurations, while ample windows provide natural light, and shelving nooks offer convenient storage. The main feature of this level is the breezy kitchen with shaker cabinetry, quartz countertops, floating shelves, and stainless steel appliances. Flooring on this level is ceramic tile for easy cleanup, and a utility room off the rear entrance contains laundry and mechanicals. On the second floor are two bedrooms, both with double closets. The larger bedroom at the back of the house features a south facing picture window, while the front bedroom has two windows with added privacy, thanks to the veranda. This level features beautiful original wood floors, and a glass door that provides access to the wood-wrapped upper balcony. Continuing up to the third level, a finished loft area offers an additional 200sf of flexible space for storage, hobbies, work-from-home, or other uses. This level includes two windows, a closet, recessed lighting, and a laminate wood-look floor. A 324 sf garage sits toward the back of the lot, with great potential for an accessory dwelling unit under Kingston and Ulster County's ADU programs. Otherwise, it also provides one-car parking and/or storage, and is also connected to electric. Outside, gravel cover provides permeable patio, yard, and space for work and play. And a true rarity in the city limits - an extra wide driveway at the front of the lot provides parking for up to 4 cars (2x2). From shopping to dining, and boat tours to museums - Kingston's bustling waterfront district is at your fingertips. Plus just a short stroll to Hasbrouck Park, Kingston Point Beach, and the Empire State Trail for connecting with nature.

Listing Details

Asking Price: \$419,000	Taxes: \$7,027	Status: Active
Type: Single Family	MLS ID: 20263935	Last Update: 7/13/2026
Added: 33 Day(s) Ago		

Property Details

Address: 45 Hanratty Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 1 full, 1 half	Total Rooms: 8	Home Style: Traditional
Siding: Brick	Year Built: 1858	

Location Details

Lot Size: 0.1 Acres	Lot Description: City Lot, Few Trees	Driveway: Parking Pad
Water Front: No	Water Access: No	

School Details

School District: Kingston

Heating, Cooling, & Utility Details