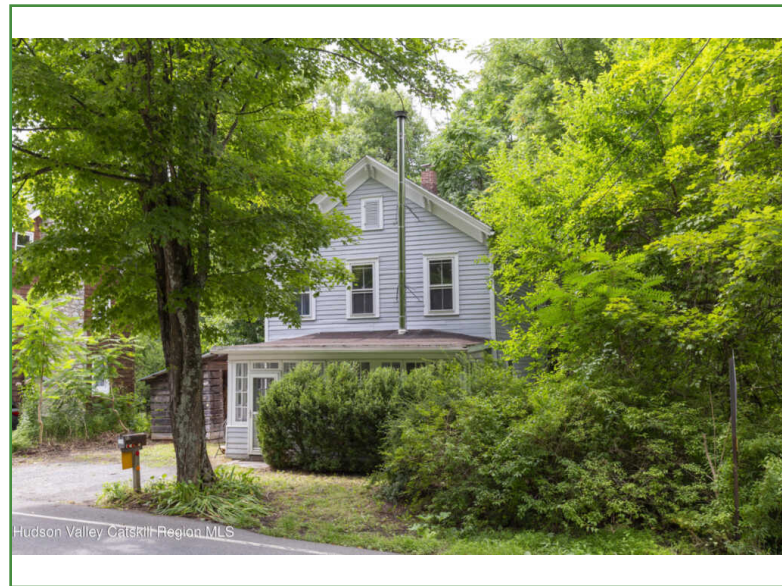




72 Sawdust Avenue
Kingston, NY 12401
For Sale: \$399,000

Type:	Single Family
MLS#:	20264443
Square Footage:	0
Taxes:	\$5,220
Year Built:	1898

*** OPEN HOUSE 8/15 SATURDAY 1-3pm *** This late-1800s 3-bedroom, 1.5-bath home offers an affordable entry into one of the Hudson Valley's coolest small towns. Set on a manageable lot in a little neighborhood just outside Rosendale's Main Street village, the house is fully functional and ready to be enjoyed while a new owner makes it their own over time. The traditional gray clapboard exterior features a gabled roofline, decorative brackets and an enclosed, window-lined front porch. Inside, tall ceilings, good natural light and hardwood floors give the home plenty of warmth and character. Wood-plank ceilings in several of the main living spaces add another appealing detail. The first floor includes a living room with a wood stove, a smaller sitting room or home office, a full dining room, kitchen and combination half bath and laundry room. The kitchen is practical and inviting, with natural wood cabinetry, a dishwasher, and generous counter space. From the kitchen, step out onto an oversized back deck with privacy screens and custom built-in bench seating. Mature trees surround the deck and yard, making the backyard feel much more wooded and private than its modest size might suggest. A dedicated firewood shed provides convenient storage for the wood stove. Upstairs are three well-proportioned bedrooms with wood floors, tall ceilings and plenty of natural light, along with a full bath. The attic provides excellent storage and keeps seasonal belongings out of the main living areas. The house can be comfortably occupied as it stands. Fresh paint and a few modest cosmetic updates could make an immediate difference, while a buyer with a larger vision could complete a more extensive renovation over time. This is not a major fixer-upper that must be finished before it can be enjoyed. It is a character-filled older home that offers plenty of opportunity to refresh, personalize and add value at your own pace. The location is a major part of the appeal. The Wallkill Valley Rail Trail is steps away, allowing you to hike or bike alongside Joppenbergh Mountain and across the historic Rosendale Trestle into the village. Main Street may be compact, but it is packed with restaurants, a local market, wine shop, library and the independent Rosendale Theatre, all set along the Rondout Creek and historic D&H Canal. Around town, you will also find TRT Bicycles, the Truss and Trestle Diner, the Big Cheese, a local library, and the Rosendale Recreation Center with its public pool, playground and athletic facilities. The local Trailways stop provides direct bus service to Port Authority, making it possible to bike from the house into town and continue to New York City without relying on a car. Rosendale is centrally located between Kingston, New Paltz, Stone Ridge, High Falls and Accord. The High Falls Food Co-op, RidgeWell Fitness, Inness, historic Uptown Kingston and the shops and restaurants of New Paltz are all within an easy drive. Mohonk Preserve and the surrounding Shawangunk Ridge provide quick access to hiking, climbing, biking and other outdoor activities. With 3 well proportioned bedrooms, flexible living space, a private wooded feel and an exceptionally convenient location, this is a great option for first-time buyers, weekenders or anyone looking for an attainable way to own a home in upstate NY. *** OPEN HOUSE 8/15 SATURDAY 1-3pm ***

Listing Details

Asking Price: \$399,000	Taxes: \$5,220	Status: Active
Type: Single Family	MLS ID: 20264443	Last Update: 8/10/2026
Added: 11 Day(s) Ago		

Property Details

Address: 72 Sawdust Avenue	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full, 1 half	Home Style: Arts & Crafts	Basement: Full
Year Built: 1898		

Location Details

Lot Size: 0.10 Acres	Lot Description: Back Yard, Few Trees	Driveway: Off Street
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