HUDSON VALLEY
REAL ESTATE BROKERAGE

21 Bluestone Court
Kingston, NY 12401
For Sale: $1,599,900

Type:	Land
MLS#:	20264749
Square Footage:	0
Taxes:	$3,777

MOTIVATED SELLERS. Rarely does an opportunity of this scale and precision reach the market in the heart of Kingston. Presenting 21 Bluestone Court, a fully-entitled, shovel-ready 15-lot residential subdivision designed under Kingston's forward-thinking Walkable Neighborhood Plan (WNP). Spanning 2.7 pristine acres, this project is the blueprint for the "Missing Middle" housing demand in the Hudson Valley. With all major regulatory hurdles cleared--including a certified SEQRA Negative Declaration, a unanimous Planning Board Approval Resolution, and Fire and Water Department approvals--this is a true turn-key acquisition for the sophisticated developer. The Turn-Key Advantage: This acquisition represents a complete transfer of intellectual and regulatory property. The entitlement phase is finished, offering a buyer a seamless path to vertical construction. All architectural renderings, floor plans, and site-specific engineering are included in the sale, providing a comprehensive "Operating Manual" for the site. This is a "settled" asset, allowing the new owner to move immediately into the bonding and permit phase using their own preferred construction team. Development Highlights: Total Density: 39 units are approved by-right. Engineered Upside: Targeted build-out potential for 66 units, with further upside for up to 81 units through Small Multiplex (SMF) expansion and ADU integration. Approved Mix: 9 Small Multiplex lots and 6 Duplex lots. Shovel-Ready: Approved for a new 14ft-wide private loop road with dark-sky compliant lighting and a central bioretention green space. Infrastructure Advantage: Engineered SWPPP and utility plans are finalized; the project is ready for the 15-lot map and individual deeds to be filed with the Ulster County Clerk. Capitalize on Kingston's growth with this premier, shovel-ready residential portfolio. Due Diligence Folder with all engineered plans and city approvals available upon request.

Listing Details

Asking Price: $1,599,900
Type: Land
Added: 55 Day(s) Ago

Taxes: $3,777
MLS ID: 20264749

Status: Active
Last Update: 8/18/2026

Property Details

Address: 21 Bluestone Court
Zip: 12401

City: Kingston
County: Ulster

State: NY
Total Bathrooms: 0

Location Details

Lot Size: 2.7 Acres
Water Access: No

Lot Description: Irregular Lot, Level

Water Front: No

School Details

School District: Kingston

Heating, Cooling, & Utility Details

Water Type: Public

Sewer Type: Public Sewer

Broker Details

Hudson Valley Real Estate Brok

Robert Leone