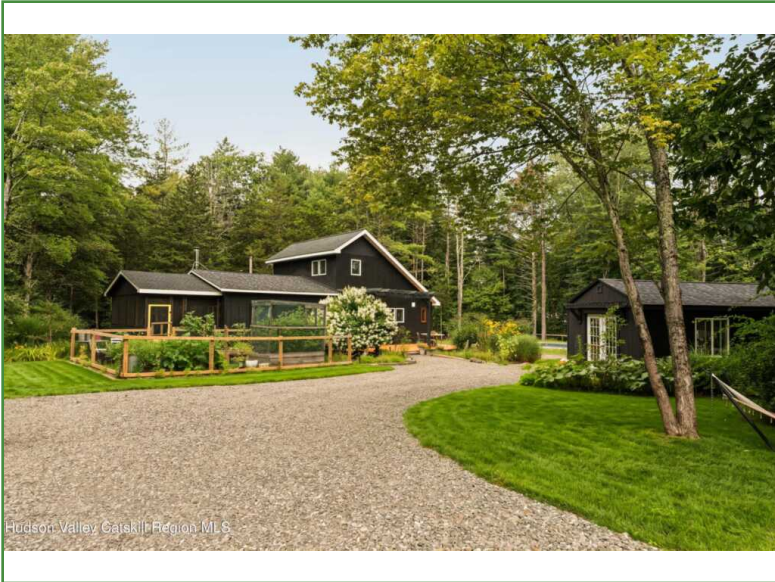




22 Old Ball Park Road
Kingston, NY 12401
For Sale: \$845,000

Type:	Single Family
MLS#:	20265192
Square Footage:	0
Taxes:	\$11,736
Year Built:	1988

Welcome to Camp Kingston, a private upstate escape set on nearly two acres at the end of a quiet dead-end road just outside the heart of Kingston. This turnkey property is designed for making the most of summer, with an impressive collection of outdoor spaces that feel more like a private retreat than a typical country home. The 1,580-square-foot home offers two bedrooms, one bathroom, and a 50' x 20' heated saltwater in-ground pool, alongside a separate 400-square-foot heated studio, a screened porch, raised garden beds, and a fully fenced yard. Inside, the home combines upstate character with a fresh, modern sensibility. New floors and abundant natural light create a warm, polished backdrop, and a wood pellet fireplace and a wood stove offer warmth through the colder months. The kitchen features open shelving and pot racks, and the bathroom includes an overhead rain shower, with updates throughout making the house truly turnkey. A separate 400-square-foot studio with a wood pellet fireplace offers flexible space for a home office, creative pursuits, gym, or guest overflow, not included in the home's total square footage. The centerpiece is a new 50' x 20' heated saltwater in-ground pool, surrounded by a generous patio and enclosed by a fenced yard. Just beyond the pool, a newly added screened porch provides the perfect place to linger long after the sun goes down, with a ceiling fan and views across the property. An outdoor shower and changing room make pool days easy, with the space also wired for a camping-style incinerator toilet should you want to create a more complete poolside bath. For the gardener, five raised beds have proper drainage, irrigation, and fencing, for a productive vegetable garden ready for the next growing season. Two long rows of locally sourced perennial flowers and grasses add color and texture throughout the property. The fully fenced yard, with a gated entrance and doggie door, makes the grounds equally well suited to four-legged companions. Treated and stained front decks extend the living space outdoors. Kingston's downtown is just minutes away, home to neighborhood staples like Rosie's, The Penny, and Good Night for dinner and drinks, plus weekend finds at the Kingston and Woodstock farmers markets and the yard sales that pop up along the surrounding roads. Overlook Bakery and Bread Alone are go-to stops for morning coffee and pastries. Sorry Charlie, Moonburger, and Tinker Taco round out easy weeknight dinners, and warm days call for a swim at the Big Deep, a favorite local swimming hole. Additional updates include a newer roof, new windows, new hot water heater, iron and pH-balance water filtration system, mini-split heating and cooling, and designer lighting by Zio & Sons. Beyond its appeal as a private country getaway, Camp Kingston offers compelling short-term rental potential, with a layout and amenities that lend themselves naturally to weekend escapes and longer stays. The pool, screened porch, gardens, fenced grounds, and studio, along with proximity to Kingston, Woodstock, and the surrounding Hudson Valley, make this an especially attractive destination property. Spend summer days poolside, gather vegetables from the garden, retreat to the screened porch at sunset, or head into Kingston for dinner and drinks.

Listing Details

Asking Price: \$845,000	Taxes: \$11,736	Status: Active
Type: Single Family	MLS ID: 20265192	Last Update: 9/8/2026
Added: 16 Day(s) Ago		

Property Details

Address: 22 Old Ball Park Road	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 1 full	Total Rooms: 6	Fireplaces: 2
Home Style: Contemporary	Siding: Frame	Year Built: 1988

Location Details

Lot Size: 1.8 Acres	Lot Description: Back Yard, Faw Trees	Driveway: Private
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