HUDSON VALLEY
REAL ESTATE BROKERAGE



120 Sherman Road
Kingston, NY 12401
For Sale: $475,000

Type:	Single Family
MLS#:	1052370
Square Footage:	1,351
Taxes:	$7,845
Year Built:	1959

Set on nearly an acre in the municipality of Woodstock with a Kingston address, this 1959 Cape Cod offers a combination of classic character, generous space, and excellent access to the Hudson Valley's most sought-after destinations. The home features three bedrooms, one full bath, approximately 1,351 square feet of living space on the first floor, plus an additional approximately 1,013 square feet unfinished space on the second floor. The expansive second level provides an exciting opportunity to create additional rooms, a private bedroom suite, studio, office, or other flexible living space, with the potential to add a second bathroom, subject to required permitting and approvals. Inside, the home features hardwood floors, French doors, ceiling fans, built-in shelving, and a pellet stove that adds warmth and character to the living spaces. The living room offers abundant built-in shelving. The spacious kitchen is equipped with a gas range, double wall oven, dishwasher, refrigerator, double sink, pantry, and center island with overhead lighting--well suited to both everyday living and entertaining. Practical amenities include oil-fired hot-water baseboard heat with a Buderus boiler, 150-amp electrical service, and a full basement with washer and dryer, workbench, extensive shelving, and substantial storage. The attached one-car garage has an automatic door and additional storage space. The nearly one-acre property features established landscaping, a storage shed, stone patio, composite deck front porch, aluminum siding, and a durable metal roof. Outdoor spaces provide multiple options for relaxing, gardening, entertaining, or enjoying the surrounding Catskills landscape. The location offers convenient access to the distinctive communities of Woodstock, Saugerties, and Kingston. Woodstock is known for its vibrant arts and music scene, galleries, independent shops, restaurants, cafés, and year-round cultural events, along with easy access to hiking and outdoor recreation in the Catskills. Nearby Saugerties offers a charming village center with restaurants, shops, galleries, farmers markets, and waterfront recreation along the Esopus Creek and Hudson River. Kingston, the historic Ulster County seat, provides an extensive selection of restaurants, cafés, shops, galleries, cultural attractions, entertainment, and services, with the Stockade District and Rondout waterfront offering particularly distinctive destinations. For outdoor enthusiasts, the surrounding area provides abundant opportunities for hiking, biking, kayaking, skiing, fishing, and exploring the Catskill Mountains and Hudson Valley. With its combination of existing living space, substantial second-floor expansion potential, nearly an acre of land, and proximity to Woodstock, Saugerties, and Kingston, 120 Sherman Road offers a versatile opportunity to create a comfortable Hudson Valley home with room to grow.

Listing Details

Asking Price: $475,000
Type: Single Family
Added: 43 Day(s) Ago

Taxes: $7,845
MLS ID: 1052370

Status: Active
Last Update: 9/17/2026

Property Details

Address: 120 Sherman Road
Zip: 12401
Total Bedrooms: 3
Home Style: Cape Cod
Siding: Aluminum Siding

City: Kingston
County: Ulster
Total Bathrooms: 1 full
Attic: Stairs
Year Built: 1959

State: NY
Square Footage: 1,351
Total Rooms: 5
Basement: Full

Location Details

Lot Size: 0.99 Acres
Water Front: No

Lot Description: Back Yard, Front Yard,
Water Access: No

Driveway: Driveway