



262 Stickles Terrace
Kingston, NY 12401
For Sale: \$1,425,000

Type:	Single Family
MLS#:	20265795
Square Footage:	0
Taxes:	\$17,049
Year Built:	2004

There are backyards, and then there is this. Set against a sweeping Catskill Mountain backdrop, 262 Stickles Terrace is a 4-bedroom, 3.5-bath home in the Town of Ulster where the landscape and outdoor living spaces are every bit as considered as the house itself. A heated pool, cabana, outdoor kitchen and shower, expansive patios, wraparound deck, gardens, pond, fire pits and a private hiking trail come together to create what feels like your own Hudson Valley resort--just minutes from Kingston. The grounds have been thoughtfully developed over the years with landscaping by Bill Stack designed to offer something in bloom month after month. Established perennial gardens surround the house and pool, joined by beautyberry bushes, apricot trees and a water garden tucked into the landscape. A rustic gated vegetable garden and pumpkin patch feels straight out of the Hudson Valley countryside, with a Granny Smith apple tree at its center and beds dotted with marigolds and zinnias. A private hiking trail has been cut through the property toward Kenco, while beyond the gardens, long Catskill Mountain views stretch across the horizon. The pool is the heart of summer here. Installed by SwimKing in 2019 and heated for an extended season, it is surrounded by an enormous patio with multiple areas for lounging, dining and entertaining. There is a cabana, outdoor shower and outdoor kitchen with gas grill, along with both wood-burning and propane fire pits. A hot tub offers a front-row seat to the Catskill views--a particularly good place to unwind as the sun goes down or on a crisp Upstate night. Hardwired landscape lighting illuminates the gardens and pathways after dark, while a Sonos outdoor surround-sound system carries music throughout the grounds, so the soundtrack follows you as you wander the expanses. The newer wraparound deck overlooks it all, creating yet another place for morning coffee, dinner outside or simply taking in the view. Inside, the home is bright and generously proportioned, with large windows that continually pull the landscape and mountain views into the rooms. The kitchen centers around a substantial island and opens to a window-wrapped breakfast area, while the living and dining spaces feature built-in surround sound. A double-sided propane fireplace connects the main living spaces and adds warmth through the cooler months. Upstairs, the primary suite includes a bath with radiant heat, steam shower and champagne-bubble soaking tub. Three additional bedrooms provide plenty of room for family, guests or work-from-home space, and a pull-down attic with high ceilings offers substantial additional storage. The fully finished walkout lower level adds another complete living zone, including a full bath and direct access to the pool and grounds--especially convenient for summer entertaining, overnight guests or coming in after a swim. The current owners have also made significant investments in the home's infrastructure. Improvements include a new roof and new insulated siding in 2026, a high-efficiency propane boiler, two-zone heating, central air, Nest thermostats, a new well pump with UV filtration, water softener and a backup generator servicing most of the home. Recent exterior improvements include the wraparound deck, new railings and patio stairs, while Spectrum internet with WiFi extenders keeps the house connected throughout. For anyone looking for a Hudson Valley home that can potentially generate income while they're away, its location within the Town of Ulster adds another compelling dimension: short-term rentals are permitted subject to current Town regulations, permitting and approvals. From mornings in the garden and afternoons by the pool to dinner on the deck, sunset over the Catskills and a fire after dark, this is a property built around actually enjoying where you live. Close to Kingston and everything the Hudson Valley has to offer, yet once you're home, there isn't much reason to leave.

Listing Details

Asking Price: \$1,425,000	Taxes: \$17,049	Status: Active
Type: Single Family	MLS ID: 20265795	Last Update: 10/1/2026
Added: 3 Day(s) Ago		

Property Details

Address: 262 Stickles Terrace	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full, 1 half	Fireplaces: 2	Home Style: Colonial