HUDSON VALLEY
REAL ESTATE BROKERAGE



28 Hudson Street
Kingston, NY 12401
For Sale: $700,000

Type:	Single Family
MLS#:	1065299
Square Footage:	1,700
Taxes:	$10,032
Year Built:	1958

A Rare Opportunity in Kingston's Historic Rondout Waterfront District Nearly an acre and a half in downtown Kingston, just a short walk from the Historic Rondout Waterfront—an extraordinary opportunity that's increasingly difficult to find! Set on an expansive 1.475-acre parcel, one of the largest residential properties in downtown Kingston, 28 Hudson Street offers a remarkable combination of space, privacy, natural beauty, and potential. For buyers seeking substantial land within the city, this is an opportunity that truly stands apart. Location is another exceptional feature. Situated in the Historic Rondout area, the property is just a short walk from Kingston's picturesque waterfront, where the Rondout Creek meets the Hudson River. This vibrant harbor district is known for its historic architecture, waterfront promenade, marinas, boutique shops, art galleries, and numerous highly regarded restaurants offering everything from casual waterfront dining to upscale culinary experiences. The Rondout Waterfront is also a year-round destination for some of Kingston's most beloved community celebrations, including the annual Shamrock Run, Fourth of July waterfront fireworks, Hooley on the Hudson Irish Festival, and Ulster County Italian Festival. Throughout the year, the neighborhood comes alive with outdoor concerts, festivals, waterfront dining, and cultural events, creating a lively atmosphere just moments from home. Imagine enjoying the excitement of the waterfront and its celebrated restaurants and festivals, then returning home to the privacy and tranquility of your own nearly 1.5-acre retreat. The property features a charming four-bedroom, two-bathroom brick home surrounded by mature trees, dramatic natural rock formations, colorful seasonal foliage, and expansive grounds that create a peaceful, almost country-like setting in the heart of this historic waterfront community. The residence offers classic character and a flexible floor plan, with hardwood floors, abundant natural light, a welcoming living room with a wood-burning stove, and a kitchen featuring wood cabinetry, stainless steel appliances, and a convenient pass-through. Four bedrooms provide ample flexibility for a variety of living arrangements. The real attraction, however, is the land. With 1.475 acres to enjoy, the possibilities extend well beyond the home itself. The generous grounds offer room for gardens, outdoor entertaining, recreation, and the creation of a spectacular private retreat. Existing outdoor features include a deck, storage shed, and multiple areas to enjoy the surrounding natural landscape.The house retains much of its original charm but requires updating, cosmetic improvements, and some repairs, presenting an opportunity for buyers to renovate and personalize the residence while taking full advantage of its exceptional setting. Additional features include rooftop solar panels and off-street parking. Whether you're looking to create a distinctive primary residence, a Hudson Valley getaway, or a long-term investment, 28 Hudson Street offers something increasingly rare: 1.475 acres of land within walking distance of Kingston's historic waterfront, combining the energy of a thriving harbor district with the space, privacy, and potential of a country retreat. An extraordinary parcel. A charming home. A vibrant waterfront lifestyle. A rare opportunity. Photo Disclosure: All listing photographs have been virtually staged and digitally enhanced to illustrate potential improvements, repairs, landscaping, and furnishings. Images may not reflect the property's present condition. Buyers should conduct their own inspections and due diligence.

Listing Details

Asking Price: $700,000
Type: Single Family
Added: 30 Day(s) Ago

Taxes: $10,032
MLS ID: 1065299

Status: Active
Last Update: 10/21/2026

Property Details

Address: 28 Hudson Street
Zip: 12401
Total Bedrooms: 4
Fireplaces: 1
Basement: Full

City: Kingston
County: Ulster
Total Bathrooms: 2 full
Home Style: Cape Cod
Siding: Brick

State: NY
Square Footage: 1,700
Total Rooms: 6
Attic: Storage
Year Built: 1958