

# COUNTRY HOUSE

REALTY



## 167 Fair Street Kingston, NY 12401

Ulster, Kingston  
SBL: 56.91-4-17

### PROPERTY FEATURES

4 BEDROOMS  
2 FULL BATHROOMS  
RENOVATED STUDIO  
SPACE

### PROPERTY DETAILS

- Square feet: 2,158
- Acres: .11
- Built: 1900

### LISTING PRICE

**\$679,000**

Book all showing requests through ShowingTime. Please allow 24 hours notice.



## SYSTEMS AGES, DETAILS & UPGRADES

- Finished attic, treated the floors, insulated, drywalled, painted and finished beams in 2020
- first floor reconfigured to main living space (dining room, kitchen, full bath, foyer and living room) 2020
- Cast iron wood stove installed 2021
- 2nd floor reconfigured and remodeled to 4 bedrooms, 1 full bath 2020/2021

## UTILITIES

- Heat: Mini splits, radiant, wood stove
- Fuel: Oil
- Water heater: Electric
- Internet/TV: Spectrum
- Sewer: Community/Town
- Water: Community/Town
- Cell service: Excellent



## FINANCIALS

### Taxes:

Town/Co.: \$4,766.18

School: \$7,622.95

