



# Stone Walls

For sale by Anatole House

 442 Lapla Rd, Kingston, NY 12401





## Introducing Stone Walls – as practical as it is peaceful.

This updated classic cottage is nestled into a flat lot, lined by striking old bluestone walls and lush landscape. The picket fenced yard provides the perfect setting for outdoor hangs - or a gardeners haven.

Without a neighbor in sight, the home enjoys privacy and views of a rolling meadow across the road, where the Stony Creek meanders by. And best of all, this truly idyllic country setting is just a 15-20 minute drive to bustling Kingston or Woodstock.



# The Property

## Details

Year Built: 1914  
Beds: 2  
Bath: 1  
Sqft: 1,232  
Acres: 2.09  
SBL: 55.1-2-4.120  
Siding: Vinyl  
Roof: Asphalt Shingle/Membrane (flat sections)

## Features & Amenities

- Wood stove
- Fenced yard
- Custom built-in storage
- Updated kitchen + bath
- Whole-house generator

## Taxes

Town: \$1,618    School: \$4,039

## Connectivity

Internet: High-Speed Data (Spectrum)  
Cell service: Low



Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, and allowable uses.



# The House

A stone path and front patio welcome you into the home's living area that includes a cozy wood stove, rustic exposed beams, and wall of custom built-in storage. Original wood floors throughout the home provide warmth and comfort underfoot, while many upgrades add a contemporary feel. A modern kitchen features custom maple inset cabinetry, soapstone countertops, recessed lighting, and stainless steel appliances.

Upstairs are two bedrooms - a larger one at the front with a picturesque view of the open sky and sprawling meadow, and a second bedroom at the back with a garden view. Also on the upper level is the updated bathroom with custom storage, modern lighting, and tile + glass shower.

Roofs, windows, and doors are also in newer condition, making Stone Walls turnkey and ready to enjoy!









# House Details

## Utilities

- Electric: 100 AMP
- Heating: Baseboard (Hot Water), Wood Stove
- Septic: Concrete Tank
- Water: Drilled Well
- Fuel: Propane

## Appliances

- Whole-House Generator (Generac)
- Gas Range/Oven (Brand)
- Refrigerator (Brand)
- Dishwasher (Brand)

## Furniture/Contents

A list of items for purchase is available upon request



**Year built** 1914 **Square footage** 1,232 **Acreage** 2.09



# The Grounds

A lichen-flocked trellis invites you into the home's verdant garden, tucked away behind a leafy hedge and picket fencing. With many access points to the home, the garden becomes an easy extension of the living space.

Established perennial beds feature seasonal delights like peonies, irises, and anemones - while ornamental trees like japanese maple, paper birch, and weeping cherry add color and texture to the terrain.

An attached two-car garage, and stand-by generator, complete the package. The whole-house generator is wired to run select circuits automatically, in case of power outage - protecting the home from inclement weather.

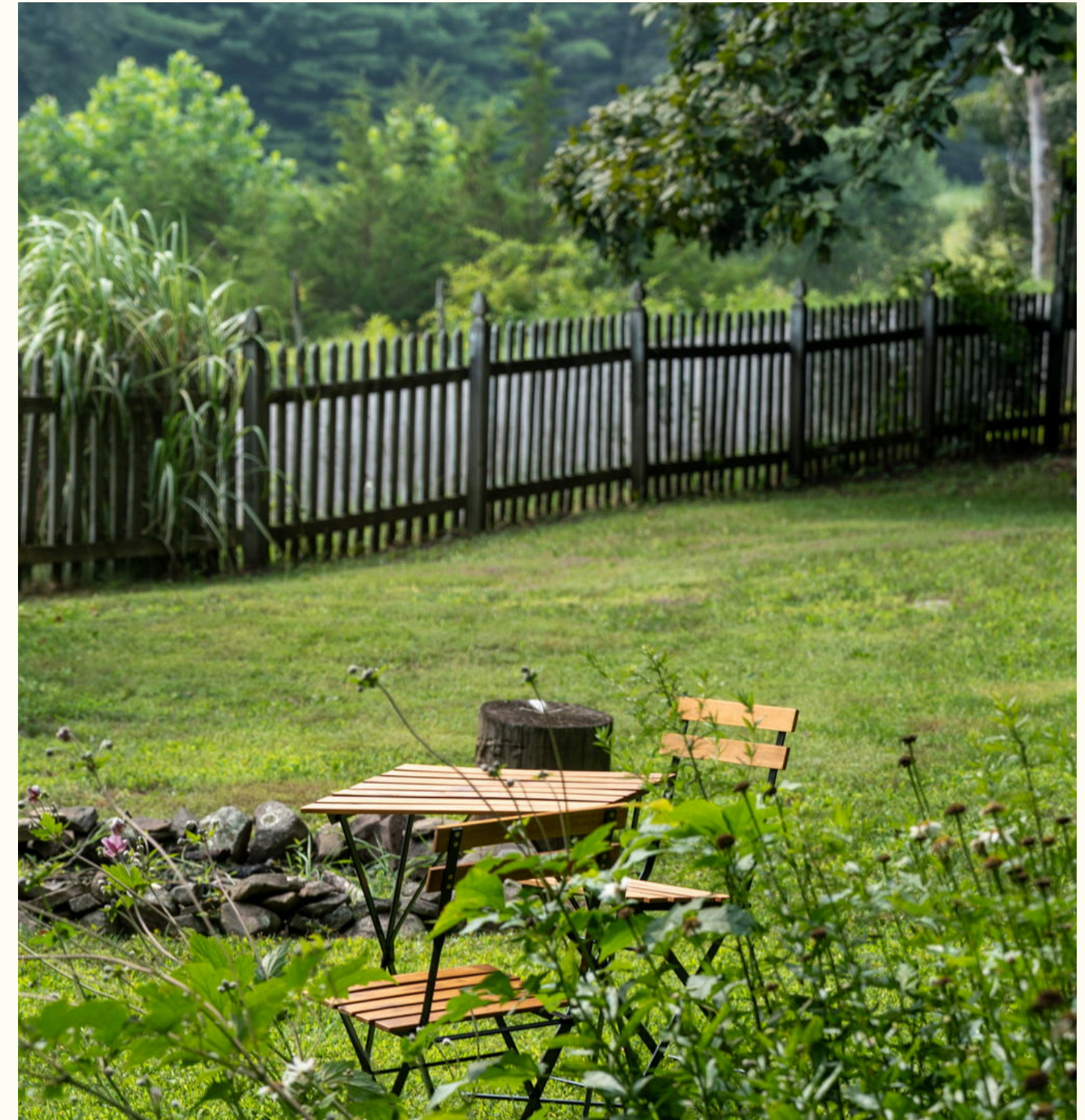




# The Location

Stone Walls is truly the perfect full-time residence, or upstate retreat - with loads of charm, so many updates, a private setting, and easy access to area amenities.

Just a 15-20 minute drive in either direction takes you to the popular town centers of Kingston or Woodstock. And the Davenport Farmstand right at the end of the road makes picking up seasonal fruits, vegetables, and flowers part of your daily routine.







# Private Showings

*By appointment only:*  
**[mj@anatolehouse.com](mailto:mj@anatolehouse.com)**

