




# The Hutton

For sale by Anatole House

 545 Delaware Ave, Kingston, NY 12401



## Meet The Hutton – an updated classic with ideal connectivity, in vibrant midtown Kingston

Located on the midtown section of the walkable and bikable Empire State Trail, this home is all about access. Enjoy all that upstate city living has to offer, with a pedestrian-friendly lifestyle in a bustling town center.

While mere steps from popular eateries like Sorry Charlie, Kingston Standard, and Village Grocery—Kingston Point Beach, Soujourner Truth Park, and the scenic Kingston waterfront are also nearby.

# The Property

## Details

Built: 1867

Beds: 2

Bath: 1

Sqft: 1,034 (+ 634sf lower-level rec space)

Acres: 0.07 (irregular shaped “flag” lot)

SBL: 56.35-4-2

Siding: Metal

Roof: Asphalt Shingle

## Features & Amenities

- Enclosed front porch
- Updated kitchen & bath
- Finished lower-level
- Covered back patio
- Efficient modern mechanicals

## Taxes

Town: \$1,812    School: \$3,197

## Connectivity

Internet: High-Speed Data (Spectrum)

Cell service: Good



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



# The House

In classic Kingston style, this tri-level home is more than meets the eye. The main level hosts open-flow living, dining, and kitchen areas—as well as a full bath. Upstairs are two cozy bedrooms, and downstairs is a finished third level, with two more heated rooms.

The front room on the lower-level has tons of light and makes a great office, while the rear room makes an ideal media room or home gym. This room also opens out to a screened covered patio, and tree-shaded rear yard.

The lower-level also contains the mechanical room with washer hookup, and has a separate side entry to the driveway.









# House Details

## Utilities

- Electric: 100 AMP
- Heating: Baseboard/Radiator (Hot Water)
- Sewer: Public
- Water: Public
- Fuel: Public (Natural Gas)

## Appliances

- Boiler: Navien (Gas), 2 zones
- Hot Water Heater: (Electric)
- Range/Oven: Samsung
- Refrigerator: (2025)
- Dishwasher

## Recent Updates

- Added drainage and gutters to west side of property
- Sealed foundation
- New electrical run in basement and first level
- Repaired front porch steps
- New basement side door
- New kitchen countertops, stove, and fridge
- New bathroom vanity and lighting
- Fresh paint throughout
- Boiler last serviced in 2024

## Furniture/Contents

A list of items for purchase is available upon request



**Year built** 1867 **Square footage** 1,668 **Acreage** .07

# The Grounds

An enclosed front porch provides a soft landing for boots and umbrellas—as well as additional privacy for the front parlor.

Meanwhile, a covered back porch with privacy screens offers an outdoor lounge area to begin or end the day. The oversized yard is partially fenced, and enjoys dappled light through perimeter tree cover. A small shed offers outdoor storage, and the driveway easily accommodates two cars.





# The Location

Enjoy the rare, car-free lifestyle available at The Hutton. From this home's front door, you can traverse the Kingston Greenline pathway system—which also converges with the 750-mile Empire State Trail. The local Greenline provides protected pedestrian/cycling access to uptown and downtown Kingston, via the Broadway, Greenkill, and E Strand corridors.

This trail system also connects to the O&W and Wallkill Valley Rail Trail systems—extending non-vehicular access to nearby towns, and making it a haven for outdoor enthusiasts!







## Private Showings

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

