




Clinton Carriage

For sale by Anatole House

 110 Clinton Avenue, Kingston, NY 12401



The impeccably-restored Clinton Carriage is a rare offering—combining historic elegance with modern living, in the heart of vibrant uptown Kingston.

This antique carriage house was meticulously renovated by well-known blogger, Daniel Kanter, and documented on his popular blog manhattan-nest.com. In addition to its historically-sensitive preservation, this jewel box is effectively a new build – offering all new systems, windows, roof, and insulation.

The Property

Details

Year Built: 1895

Bed / Bath: 2 / 1.5

Living Area: 1,328 sq ft

Lot Size: .05 acres

SBL: 56.92-3-42.100

Road: Public

Siding: Wood

Roof: Asphalt Shingle (2010)

Top Amenities

- Gut-renovated with all new mechanicals (2024)
- Decorative fireplaces (2) & antique wood mantels
- Custom millwork & reclaimed details throughout
- Fully fenced lot with established gardens
- Walkable to Uptown and Midtown Kingston shops, restaurants, and amenities

Taxes

Town: \$2,080

School: \$5,214

Connectivity

Internet: Spectrum

Cell service: Excellent



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

The House

Natural light cascades across the original hardwood floors, connecting the living, dining and kitchen spaces on the main level. The front parlor features a rich wood mantle, antique light fixtures, and reclaimed wood chair rail and lower-wall paneling. Tucked down a hallway between the living room and stairwell, you'll find beautiful custom built-in storage - and a private powder room.

The dining room features a second decorative fireplace, and flows conveniently into the well-equipped kitchen. In addition to custom millwork, the kitchen also features marble countertops, subway tile backsplash, designer lighting, and stainless steel appliances.

Upstairs are two large bedrooms - each with vaulted ceilings, exposed beams, hardwood floors, and an array of windows. These bedrooms also both feature reclaimed wall wainscoting and window trim, in designer colors. A full bathroom on this level features a cast iron clawfoot tub, original built-in storage with concealed laundry chute, antique trough sink with double-faucets, and classic b&w tile on floor and walls.





House Details

Utilities

- Electric: Central Hudson
- Heat: Hot Water/Radiators
- Sewer: Public
- Water: Public
- Hot Water: Tankless Water Heater
- Fuel: Natural Gas (Heat & HW)
- Trash: Public

Appliances

- Washer
- Dryer
- Refrigerator
- Range & Vent Hood

Recent Updates

- New tankless combi-boiler (2024)
- New sewer line from house to public main in road

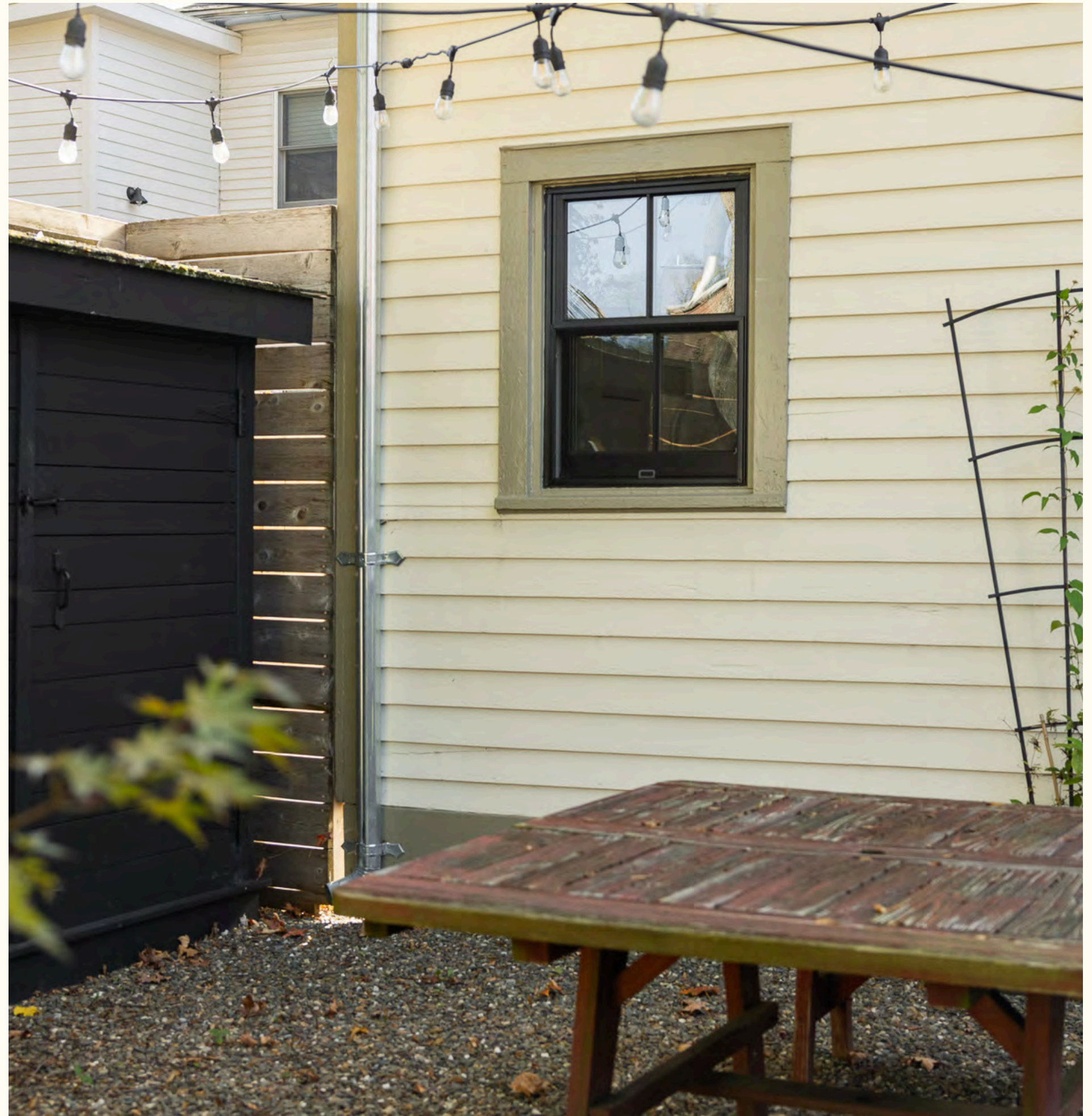


Year built 1895 **Square footage** 1,328

The Grounds

Set back from the street front and neighboring homes, the charming clapboard facade and sunburst portico welcome the southwesterly glow. A bluestone path leads through a picket fence and lush perennial gardens, to the front entry.

A fenced pathway alongside the house leads to the back section of yard, where an 8 foot cedar privacy fence provides an inner-city oasis - with garden beds, established ornamental trees, a custom shed for outdoor storage, and a pea gravel area for seating and entertaining.



The Location

In addition to being one of the finest and most notable historic restorations in town - this home has ideal access. Located less than a half mile to both the Uptown Stockade and Midtown Broadway shopping and dining corridors – and with popular cafe and daytime hub, Camp Kingston, just around the corner.





Private Showings

By appointment only:
mj@anatolehouse.com

