




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, incorporating many restored and reclaimed materials – this jewel box is also 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) w/ 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 (Archtop Fiber available)

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 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 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-ins (with concealed laundry chute,) trough sink with double-faucets, and classic b&w tile floors.





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 behind a keyhole-cutout picket fence, a bluestone path leads through a lush perennial garden, to the home's front entry. A charming clapboard façade and sunburst-adorned portico welcome the southwesterly glow.

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

