

HONEYWOOD

32 TEN BROECK AVE, HUDSON, NY, 12534

FOR SALE BY ARLENA ARMSTRONG-PETOCK
ANATOLE HOUSE





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Introducing Honeywood.

Not every house in Hudson has been left alone in the right ways. This one has. An in-town Cape with its original staircase, checkerboard kitchen floors, and warm wood trim throughout - and an orange front door that makes the case before you're even inside.





STEP INSIDE

The main floor opens into a sun-filled living room where honey-toned hardwood floors and rich brown wood window and door casings set a tone that's warm without being hemmed in. A wide cased opening connects directly to a formal dining room - both rooms anchored by sputnik-style pendant lights that feel entirely at home here. The kitchen earns its personality through original wood cabinetry, checkerboard tile floors, and tile countertops that have aged with dignity. Stainless appliances, including a gas range, bring the function in line without overwriting the history.

Down the hall, two bedrooms carry the same warmth as the rest of the main floor: hardwood floors, wood trim, and enough light to feel like real rooms. The full bath has been simply renovated: clean, functional, and tasteful enough not to fight with the rest of the house. The original staircase - square spindles, solid newel post, the whole thing - leads to the upper level, where two of the four bedrooms sit. Tucked under the roofline with sloped ceilings and cozy carpeting, both are legitimately comfortable rooms.

Accessible via open stairs at the back of the kitchen, the basement is genuinely not scary with a full bathroom and laundry room already in place. The basement is clean, spacious, and bright - unusually so - making it useful now and interesting later if you want to do something with it.

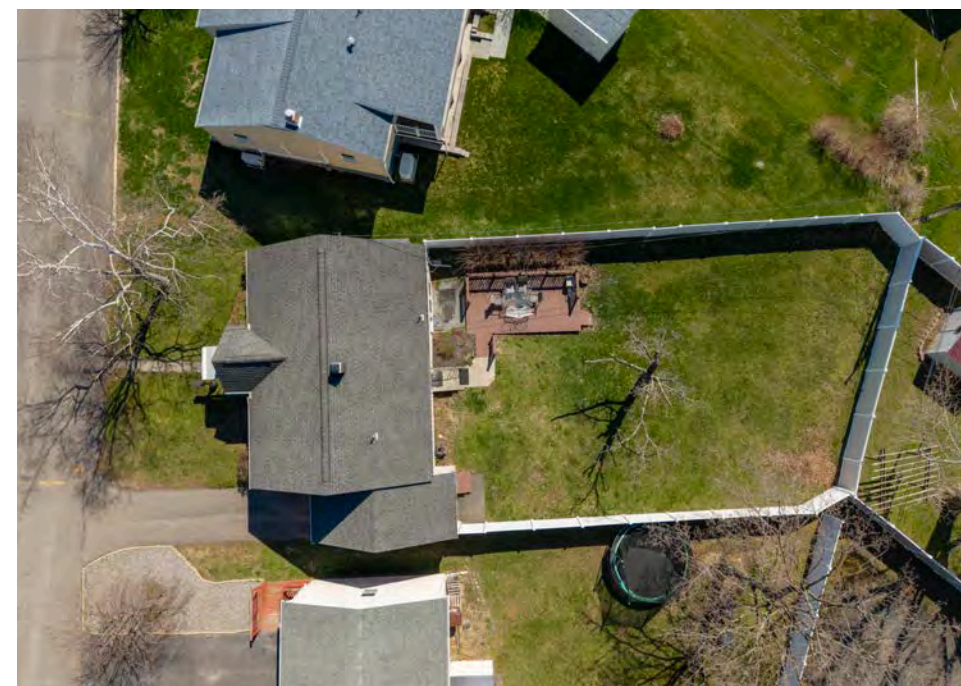


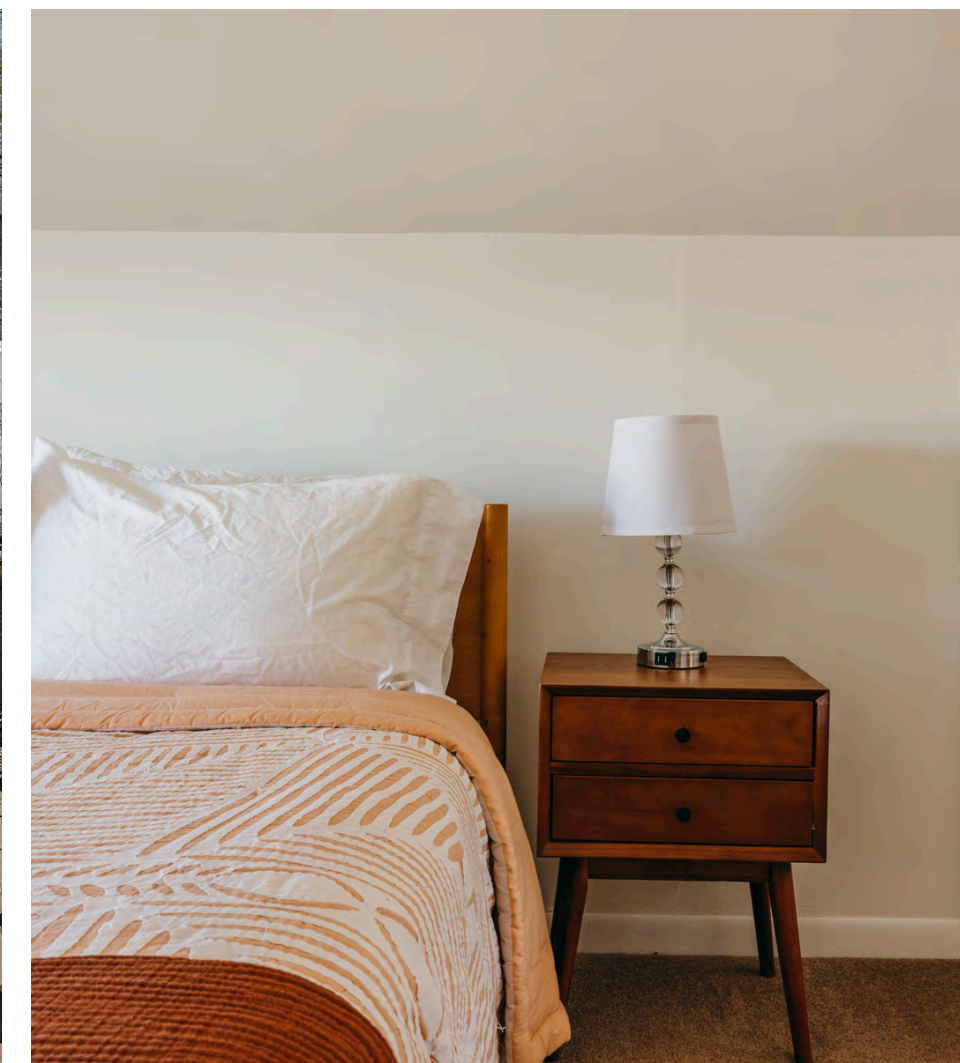
THE GROUNDS

Out back, a deck leads to a yard that's massive by Hudson standards, with real room to spread out, plant things, or just enjoy having more outdoor space than you expected. You've got plenty of room for a garden, a fire pit, a hammock, or all three.

THE LOCATION / HUDSON, NY

Hudson's Warren Street is walkable from here, so galleries, vintage, coffee, and dinner are never far. Spend an evening at the cozy hotel restaurants at Pocketbook or The Maker. Return Brewing over on State Street is worth the short walk for a beer. Café Mutton, a James Beard-nominated neighborhood spot on Columbia Street, is doing some of the most quietly excellent cooking in the region. Hawthorne Valley Farm just outside of town in Ghent has a farm store and creamery that will ruin grocery store dairy for you permanently. And Olana State Historic Site, right outside of town, has trails with Hudson River views that feel almost unfair.







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

MORE INFO

AT A GLANCE

- Year Built: 1953
- Bed/Bath: 4 BR / 2 BA
- Sqft: 1,413
- Acres: .16
- SBL: 110.14-3-59
- Road: Publicly maintained
- Siding: Vinyl
- Roof: Shingle

TOP AMENITIES

- Original wood finishes
- Vintage kitchen
- Large, usable basement
- Large yard
- In-town and walkable
- Attached garage

UTILITIES

- Electric: National Grid, \$250/mo
- Heat: Hot water baseboard
- Cooling: Window units included
- Sewer: Municipal
- Water: Municipal
- Water heater: Boiler
- Fuel: Natural gas, National Grid, \$150/mo

AUDIO RECORDING DEVICE

Security cameras on the premises.

APPLIANCES

- Fridge
- Oven/Range
- Dishwasher
- Microwave
- Washer
- Dryer
- Storage Freezer

DRIVEWAY/YARD

Private, paved.

TAX INFO

- Town Tax: \$3,552
- School Tax: \$4,003

CONNECTIVITY

- Cell Service: Excellent
- Internet Provider: T-Mobile Fiber, excellent

FURNITURE + CONTENTS

Some items are available for sale. Please inquire.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.



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