

THE GESSO

28 HEATH ROAD, KINGSTON, NY 12401

FOR SALE BY ARLENA ARMSTRONG-PETOCK
ANATOLE HOUSE





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Introducing The Gesso.

High on a wooded hilltop, this quaint little cabin trades square footage for a long view and the sort of quiet you have to drive out of town to find. The big picture windows pull the treetops and the long sweep of countryside straight into the living space, and the whole place leans rustic in the best way: warm wood, handmade details, and a fireplace for ambiance. It is the kind of cabin you buy because you have a manuscript to finish, a canvas to fill, or simply a lower heart rate to maintain.





STEP INSIDE

Inside, the wide plank wood floors run throughout. The living area is organized around those picture windows and the fireplace, so the view and the warmth share the same room. The owner added extensive built-in shelving here, which is the smart move in a small house: storage that lives in the walls instead of taking up the floor. Interior sliding doors let you open the floor plan up or close it down depending on the day, a quietly useful trick in a smaller footprint. The cabinetry is handmade, not ordered from a catalog, and it shows in the way the kitchen feels built rather than installed.

The sleeping quarters keep the same unfussy, woodsy logic. Two bedrooms, both leaning into the hilltop calm and both fitted with their own built-in shelving, so there is a real place for books, clothes, and the rest of it without crowding the rooms. The single bathroom has a free-standing tub positioned for a long soak with nowhere in particular to be. Nothing here is trying too hard, which is exactly why it works.



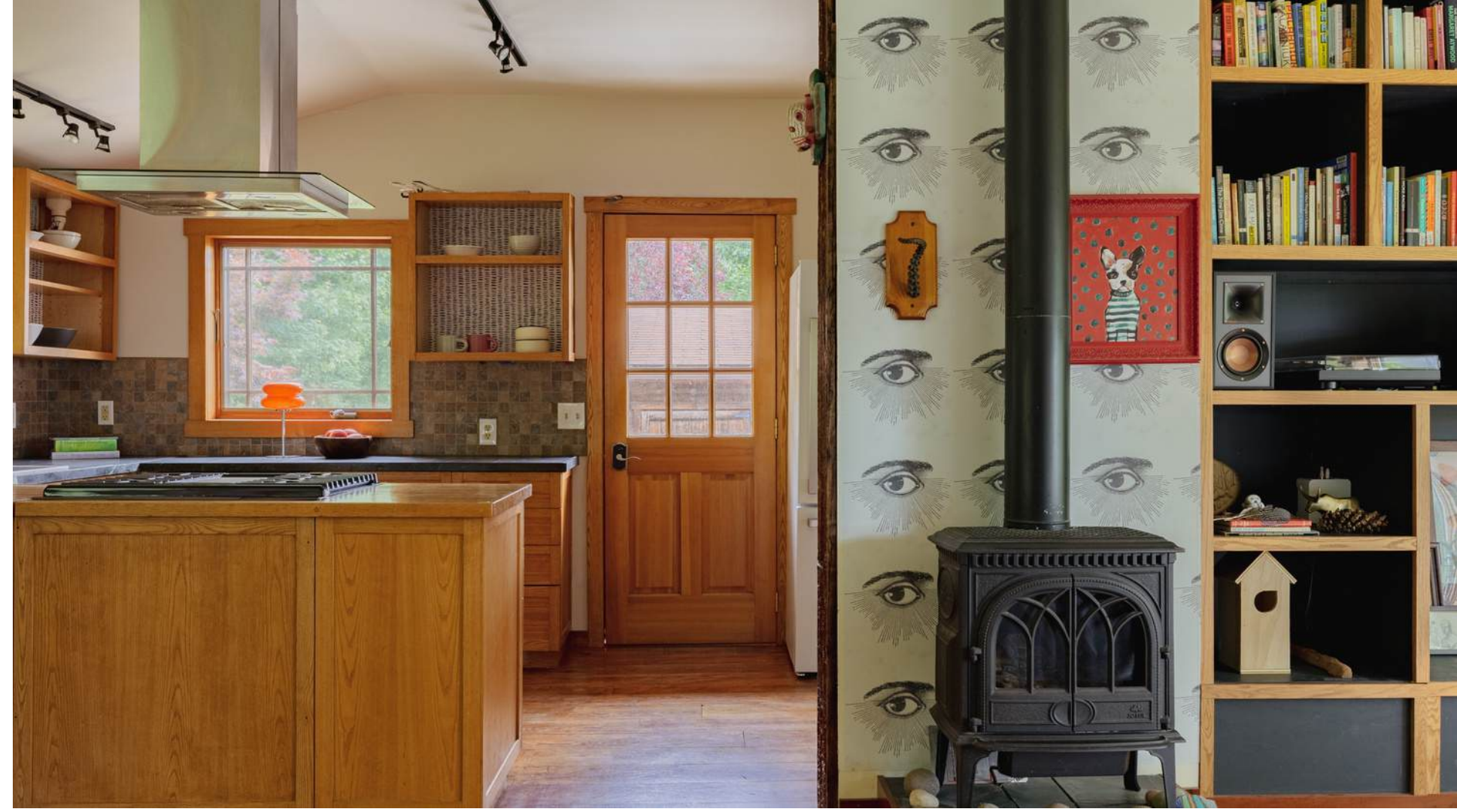
THE GROUNDS

Outside is where the property starts showing off. The yard carries the same big views as the house, so morning coffee comes with a horizon. An abundance of black raspberry bushes on the hillside produce enough berries for cobbler and pies. There is a climbing wall for whoever in the household needs to burn energy vertically, and a giant shed wired with electric that is ready to become a studio, a workshop, or whatever your particular obsession requires. An EV charger is already in place, so the practical side is handled too. The lot is wooded with real room to grow, and the private dead-end road means the only traffic is yours.

THE LOCATION / KINGSTON, NY

As for the surrounding area, you are about three miles from Onteora Lake and the Bluestone Wild Forest, where roughly 29 miles of trail, old bluestone quarry ruins, and a swimmable lake make for an easy default weekend. Uptown Kingston's Stockade District is a short drive for dinner at Chleo, where the small plates come off an open fire and the wine list runs deep. Camp Kingston is the neighborhood standby for a coffee or a beer, plus lunch. And Davenport's farm stand, working Hurley Mountain Road since 1869, is right down the hill for your local produce needs.







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

MORE INFO

AT A GLANCE

- Year Built: 1955
- Bed/Bath: 2 BR / 1 BA
- Sqft: 720
- Acres: 2
- SBL: 55.1-3-31
- Road: Private, no formal RMA in place
- Siding: Wood
- Roof: Shingle, estimated 10-15 years old

TOP AMENITIES

- Sweeping views
- Custom, rustic energy
- Picture windows
- Large shed with electric + EV charger
- Wide plank floors
- Stone patio

UTILITIES

- Electric: Central Hudson, \$350/month
- Heat: Heat pump, electric, 2022
- Cooling: Heat pump, electric, 2022
- Sewer: Septic, 750gal, pumped 2019
- Water: Drilled well
- Water heater: Boiler, electric
- Fuel: Propane, \$3,000/year

AUDIO RECORDING DEVICE

No security cameras on the premises.

APPLIANCES

- Fridge
- Oven/Range
- Washer
- Dryer
- EV Charger

DRIVEWAY/YARD

Private, gravel.

TAX INFO

- Town Tax: \$1,344
- School Tax: \$3,413

CONNECTIVITY

- Cell Service: Good
- Internet Provider: Seller preferred offline experience. Spectrum available.

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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