

# DUTCH DOOR COTTAGE

47 MERILINA AVE  
KINGSTON NY 12401

FOR SALE BY MEGAN "MJ" COLLUM  
ANATOLE HOUSE





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## Historic warmth and contemporary comfort, with a coveted Kingston address.

Bathed in natural light and rich with timeless character, this enchanting antique home offers a seamless balance of historic charm and modern comfort, in desirable uptown Kingston.

Inside, thoughtfully designed interiors unfold with an effortless sense of flow. Warm hardwood floors run throughout the home, while bold colors and beautifully preserved century-old details lend warmth and authenticity to the space.

Amenities like central air conditioning, updated kitchen and baths, screened porch, and a one-car garage, enhance both comfort and convenience in this thoughtfully-appointed residence.





## STEP INSIDE

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A side access to the home enters the spacious and light-filled kitchen through a quintessential antique dutch door. The modern chef's kitchen—with granite countertops, a generous center island, abundant task space, and extensive cabinetry—creates an ideal setting for every day living, and entertaining guests.

The formal dining room transitions gracefully into the oversized living area, where a large picture window invites the outdoors in, and a gas stove easily warms even the coldest nights. A versatile additional room with the front entry on this level, offers possibilities as a home office, library, or intimate den. While a stylish powder room, tucked away discreetly near the rear entry of the home, completes the first floor.

Upstairs, three sun-filled bedrooms provide comfortable accommodations, along with a tastefully updated full bath. A walk-up attic provides storage space, while the unfinished basement includes a washer and dryer, and additional storage or workspace.



## THE GROUNDS

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The home's outdoor setting is an extension of its inviting interiors, with nearly a quarter acre of land. A fully fenced backyard unfolds as a verdant retreat, offering ample space for gardening and recreation.

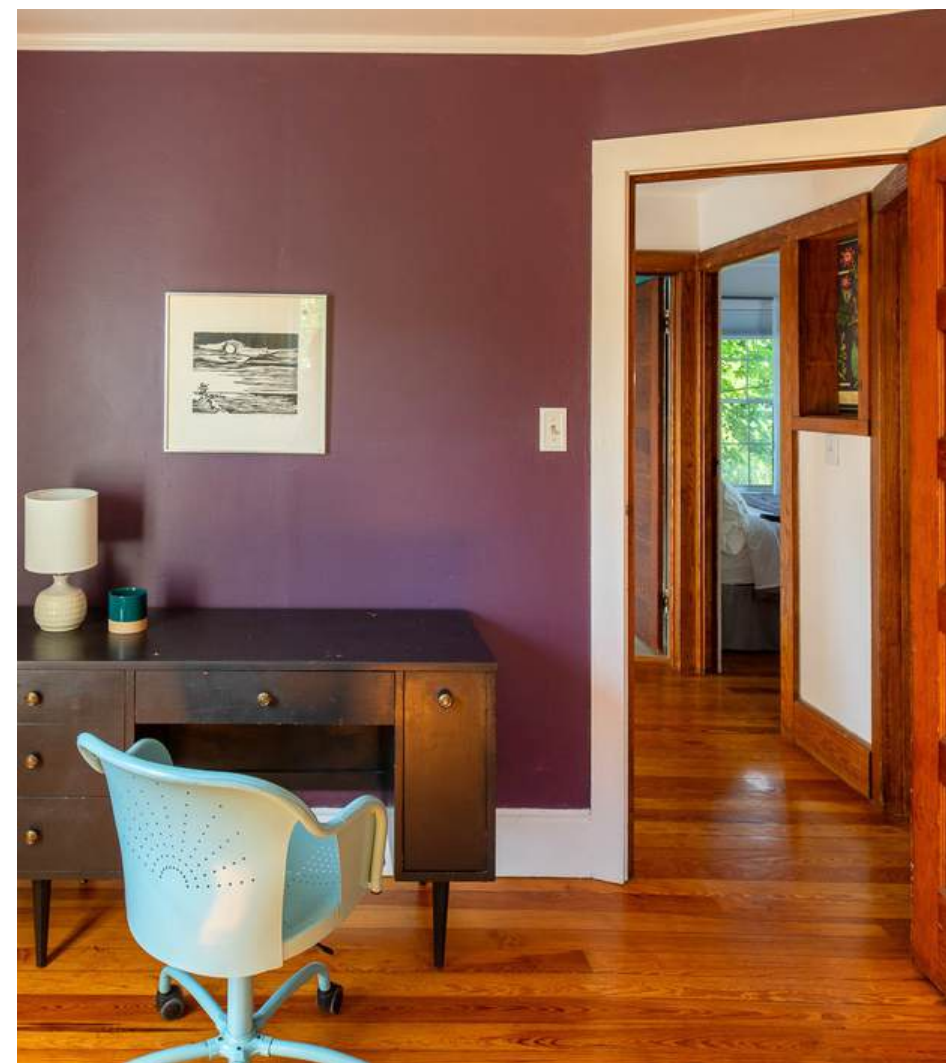
Overlooking the lush landscape, the screened porch serves as an idyllic perch for morning coffee, or evening hangs. While a spacious patio creates a natural gathering place for outdoor dining and hosting guests.

## THE LOCATION

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Just steps from Forsyth Park's scenic trails, Nature Center, playground, and tennis courts—and less than five minutes from the acclaimed shopping and dining scene in Uptown Kingston—the property enjoys exceptional access to the best of the Hudson Valley lifestyle.







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

## SUMMARY

### AT A GLANCE

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- Year Built: 1927
- Bed/Bath: 3 / 1.5
- Sqft: 1,644
- Acres: 0.23
- SBL: 56.88-2-24
- Road: Public
- Siding: Vinyl
- Roof: Shingle

### TOP AMENITIES

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- Approximately ¼ acre lot with fully-fenced rear yard
- Mature trees and landscaping, with flowering perennials
- Updated kitchen, baths, windows, lighting, paint, and more
- Central air and heat throughout (new a/c condenser 2025)
- Original wood floors and preserved details (doors, hardware, stair banister, wood trim, etc)
- One-car garage and attached shed with storage for outdoor tools

### UTILITIES

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- Electric: Central Hudson (200 AMP)
- Heat: Ducted Forced Air (Gas)
- Cooling: Ducted Forced Air (Electric)
- Water Heater: Standalone (Gas)
- Water: Municipal
- Sewer: Municipal
- Fuel: Municipal (Natural Gas)

### AUDIO RECORDING DEVICE

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None

### APPLIANCES

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- Refrigerator: Stainless Steel (Kitchen) + Chest Freezer (Basement)
- Range: Gas Cooktop & Oven
- Laundry: Washer & Dryer (Electric)

### TAX INFO

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- County Tax: \$4,306 (2026)
  - School Tax: \$6,996 (2025)
- (No Exemptions)

### CONNECTIVITY

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- Cell Service: Excellent
- Internet Provider: Spectrum

### TRASH & RECYCLING

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Weekly collection via municipal service

### FURNITURE + CONTENTS

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Many furnishings available, please inquire if interested

### SHORT TERM RENTAL

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Kingston's form based code only allows for limited short-term rental use in the T3N designated zone (see chart on following page)

### FLOOD ZONE

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Not located in a FEMA designated flood zone

# MORE INFO

## CITY TAX RECORD PARCEL MAP & ZONING DETAILS

47 Merilina Ave, Kingston, NY

**Zoning** Property Details Use(s) Layers

**BASIC ZONING**

Zone: **T3N**

Existing Building Use: 1 Family Res

Existing Land Use: Residential

All Applicable Typologies:

- Carriage House
- Cottage Court
- Detached House
- Duplex
- Neighborhood Business
- Small Multiplex

Allowed Use(s): [View Detailed Uses](#)

**SETBACKS AT GROUND LEVEL**

Minimum Front Build-to-Zone: 10.00 ft

Maximum Front Build-to-Zone: 25.00 ft

Minimum Side Build-to-Zone (street): N/A

Maximum Side Build-to-Zone (street): 25.00 ft

Minimum Side Setback: 8.00 ft

Minimum Rear Setback: 15.00 ft

Minimum Water Setback: N/A

Parcel outlines are for graphic purposes only and may not be to scale. Buyers should verify all dimensions, measurements, metes and bounds.

## CITY ZONING TABLE RE: PERMITTED LODGING USES

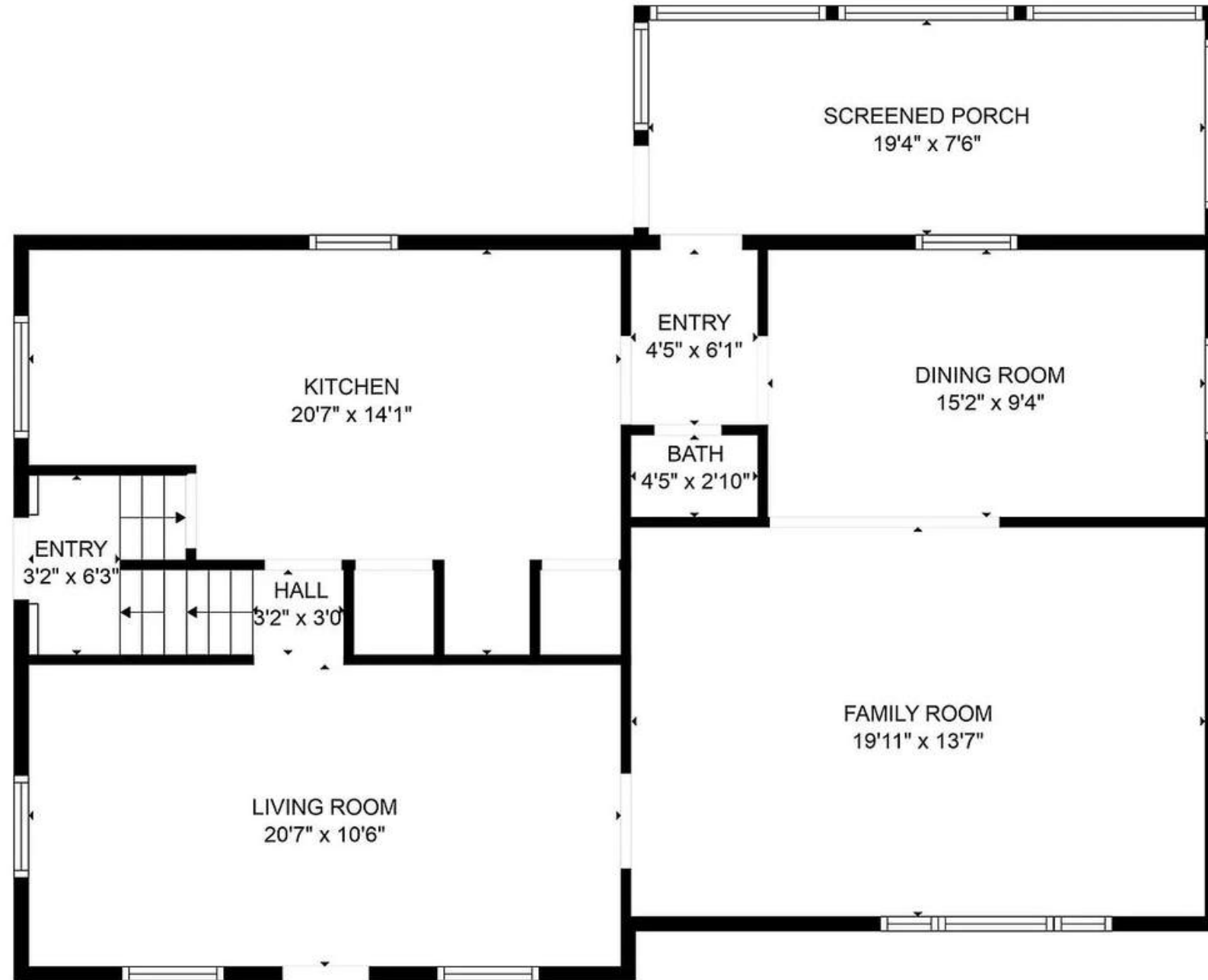
Kingston Forward Zoning Code 405.5.C, Transect District Permitted Use:

	T5			T4			T3			T2	T1
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N	T3N-O	T3-N	T3L	T2C	T1N
<b>Lodging</b>											
Bed and Breakfasts	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	-
Boardinghouse	SP	SP	SP	SP	SP	SP	-	-	-	-	-
Emergency Shelter	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	-
Lodging	P	P	P	P	-	-	-	-	-	SP	-
Residential Care Facility	P	P	P	P	P	SP	P	SP	SP	SP	-
Short-Term Rental, Full (STR-F)	P	P	P	P	P	P	-	-	-	-	-
Short-Term Rental, Limited (STR-L) and Resident Occupied (STR-RO)	P	P	P	P	P	P	P	P	P	P	-
Transitional Housing	SP	PS	SP	SP	SP	SP	SP	SP	SP	SP	-
<b>Commerce</b>											
Neighborhood Business (see Sec 405.12.L)	P	P	P	P	P	P	P	P	-	-	-

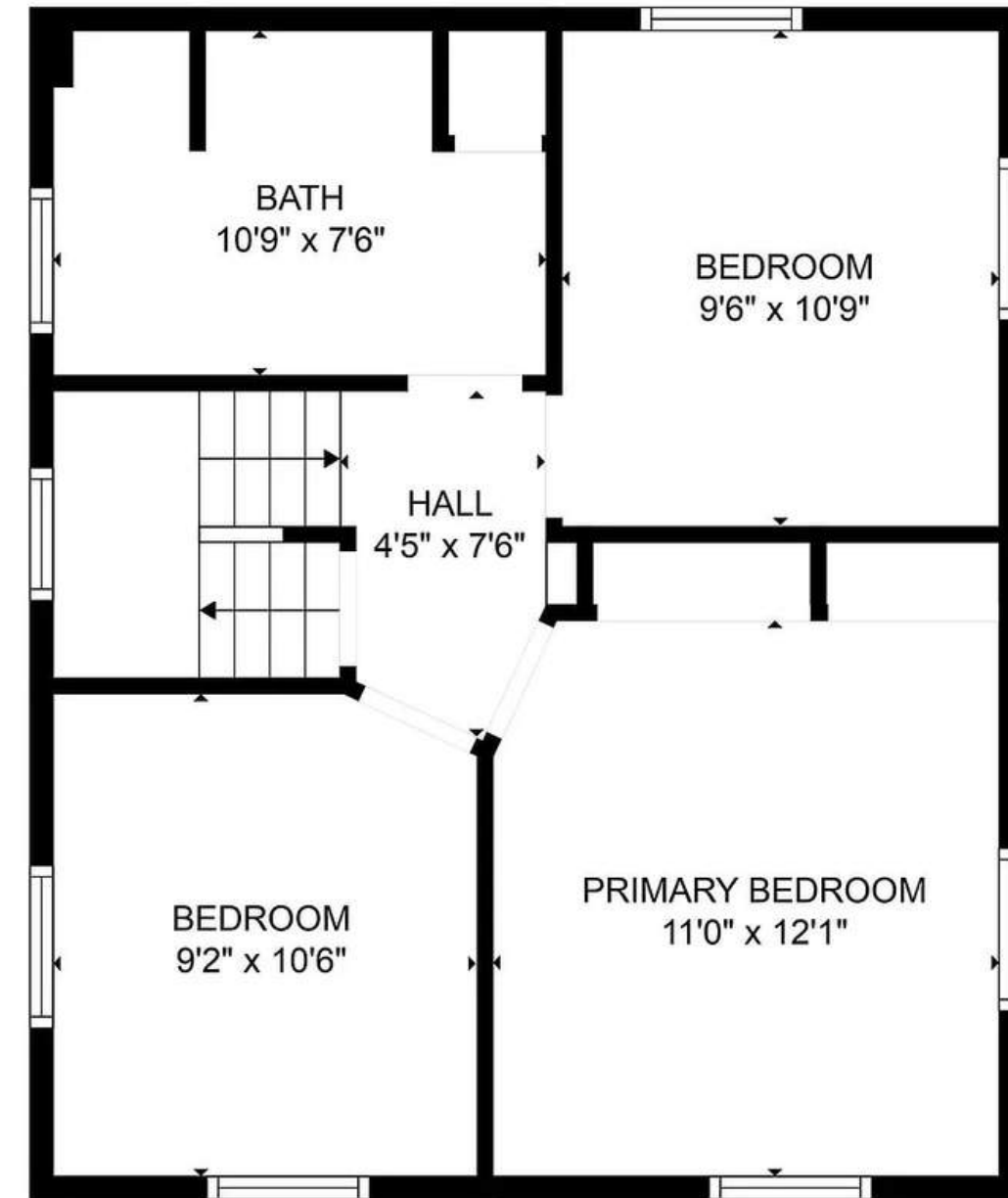
Excerpted from Kingston's Form-based code, available online at: <https://codehub.gridics.com/us/ny/kingston-adopted#/75a7055a-e73b-4909-8fae-bcc61668f344>

MORE INFO

FLOORPLANS



First Floor



Second Floor



**MEGAN "MJ" COLLUM**

Licensed Real Estate Salesperson  
Anatole House / (917) 753-3181

[mj@anatolehouse.com](mailto:mj@anatolehouse.com)  
Instagram: [@hvcatskillsagent](https://www.instagram.com/hvcatskillsagent)  
[www.anatolehouse.com](http://www.anatolehouse.com)

224 Fair Street Suite 1  
Kingston, NY 12401

19 Conklin Hill Rd  
Livingston Manor, NY 12758