

CASA VERANDA

45 HANRATTY STREET
KINGSTON NY 12401

FOR SALE BY MEGAN "MJ" COLLUM
ANATOLE HOUSE





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Accentuated by a striking second-story veranda, this modern home exudes style across three levels of living space.

Looking at this home's contemporary finishes and updated systems, it's easy to forget that it's roots date back to Kingston's maritime past. Originally built in 1858—just 10 years after the founding of the local Cornell Steamboat Company—Casa Veranda has stood the test of time.

But in 2021, the home underwent a complete renovation, and is now well-appointed with air conditioning, updated kitchen and baths, efficient mechanicals, stone patio, and a one-car garage—offering residents easy living and peace of mind.





STEP INSIDE

The main level conveniently features front and back entrances, with the back door connecting to the rear yard. The open-flow floorplan on this level allows for flexible furnishing configurations, while ample windows provide natural light, and shelving nooks offer convenient storage.

The main feature of this level is the breezy kitchen with shaker cabinetry, quartz countertops, floating shelves, and stainless steel appliances. Flooring on this level is ceramic tile for easy cleanup, and a utility room off the rear entrance contains laundry and mechanicals.

On the second floor are two bedrooms, both with closets—the larger one at the back of the house features a bright picture window overlooking the yard, while the front bedroom has two windows with added privacy thanks to the veranda. This level features gleaming original wood floors, and a glass door that provides access to the wood-wrapped balcony.

Continuing up to the third level, a finished loft space offers an additional 200sf of flexible space for storage, hobbies, work-from-home, or other uses. This level includes two windows, recessed lighting, and a laminate wood-look floor.





THE GROUNDS

A 324 sf garage sits toward the back of the lot, with great potential for an accessory dwelling unit under Kingston and Ulster County's ADU programs. Otherwise, it also provides one-car parking and/or storage, and is also connected to electric.

Gravel cover provides permeable patio/yard/parking space for work and play. And a true rarity in the city limits—an extra wide driveway at the front of the lot provides parking for up to 4 cars (2x2).

THE LOCATION

From shopping to dining, and boat tours and museums—Kingston's bustling waterfront district is at your fingertips from this home base. Plus just a short stroll to Hasbrouck Park, Kingston Point Beach, and the Empire State Trail.





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

SUMMARY

AT A GLANCE

- Year Built: 1858
- Bed/Bath: 2 / 1.5
- Sqft: 1,045
- Acres: 0.10
- SBL: 56.35-6-8.100
- Road: Public
- Siding: Vinyl + Stucco
- Roof: Shingle

TOP AMENITIES

- Completely updated inside and out just a few short years ago (2021)
- Finished third floor loft with closet offers additional 200sf flex space
- Navien high efficiency combi boiler for hot water + baseboard heat
- Mitsubishi ductless mini splits for added comfort (a/c + heat)
- Original wood floors + ceramic tile on lower level and in baths
- Off-street pad parking for 4 vehicles + one-car garage (ADU potential)
- Partially-fenced yard with low-water xeriscaping

UTILITIES

- Electric: Central Hudson (100 AMP)
- Heat: Baseboard HW (Gas) + Ductless Mini Split (Electric)
- Cooling: Ductless Mini Split (Electric)
- Water Heater: Navien Combination Boiler (Gas)
- Water: Municipal
- Sewer: Municipal
- Fuel: Municipal (Natural Gas)

AUDIO RECORDING DEVICE

None

APPLIANCES

- Refrigerator: French Door Stainless Steel (Kitchen)
- Range: Gas Range/Oven
- Laundry: Washer & Dryer (Electric)

TAX INFO

- County Tax: \$2,677 (2026)
 - School Tax: \$4,350 (2025)
- (No Exemptions)

CONNECTIVITY

- Cell Service: Excellent
- Internet Provider: Spectrum

TRASH & RECYCLING

Weekly collection via municipal service

FURNITURE + CONTENTS

Not For Sale

SHORT TERM RENTAL

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

Not located in a FEMA designated flood zone

MORE INFO

CITY TAX RECORD PARCEL MAP & ZONING DETAILS

Kingston Forward Zoning Map

Search by Address or Parcel ID

45 Hanratty St, Kingston, NY

Zoning

Property Details

Use(s)

Layers

BASIC ZONING

Zone: T4N

Existing Building Use: 1 Family Res

Existing Land Use: Residential

All Applicable Typologies:

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

Allowed Use(s): View Detailed Uses

ADDITIONAL REGULATIONS

- LWRP Coastal Boundary

SETBACKS AT GROUND LEVEL

Minimum Front Build-to-Zone: 5.00 ft

Maximum Front Build-to-Zone: 15.00 ft

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

Maximum Side Build-to-Zone (street): 15.00 ft

Minimum Side Setback: 3.00 ft



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

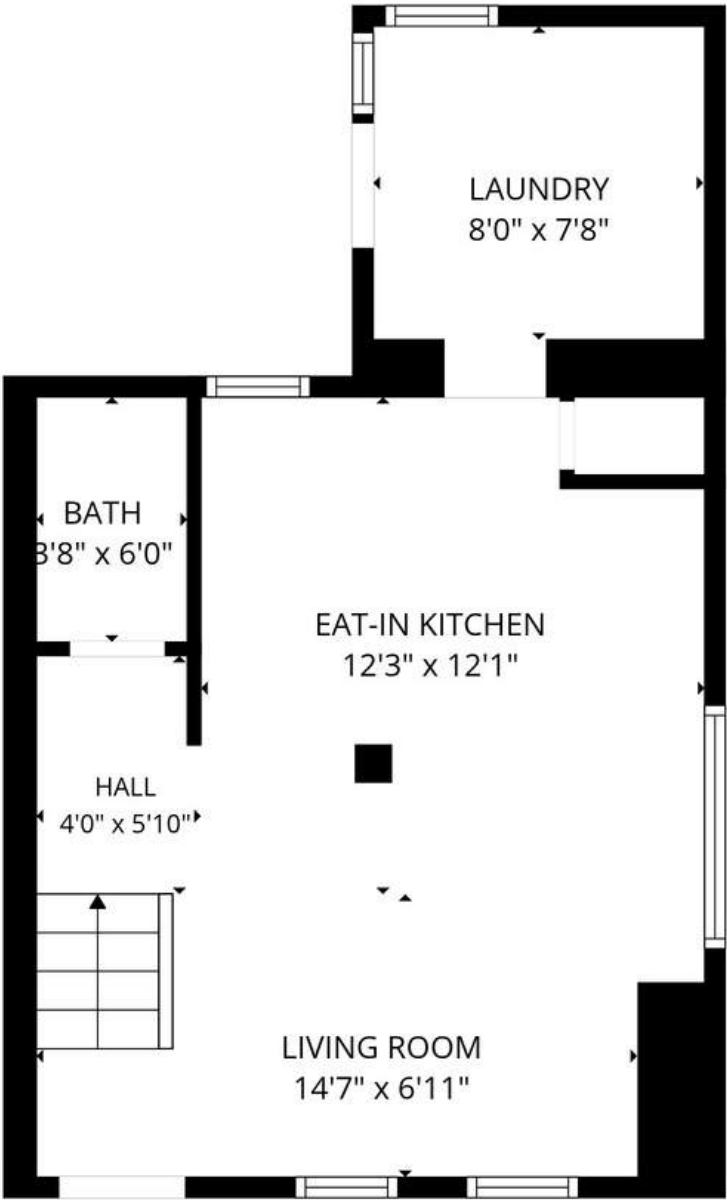
	T5			T4			T3			T2	T1
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N	T3N-O	T3-N	T3L	T2C	T1N
Lodging											
Bed and Breakfasts	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	-
Boardinghouse	SP	SP	SP	SP	SP	SP	-	-	-	-	-
Emergency Shelter	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	-
Lodging	P	P	P	P	-	-	-	-	-	SP	-
Residential Care Facility	P	P	P	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	-
Commerce											
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>

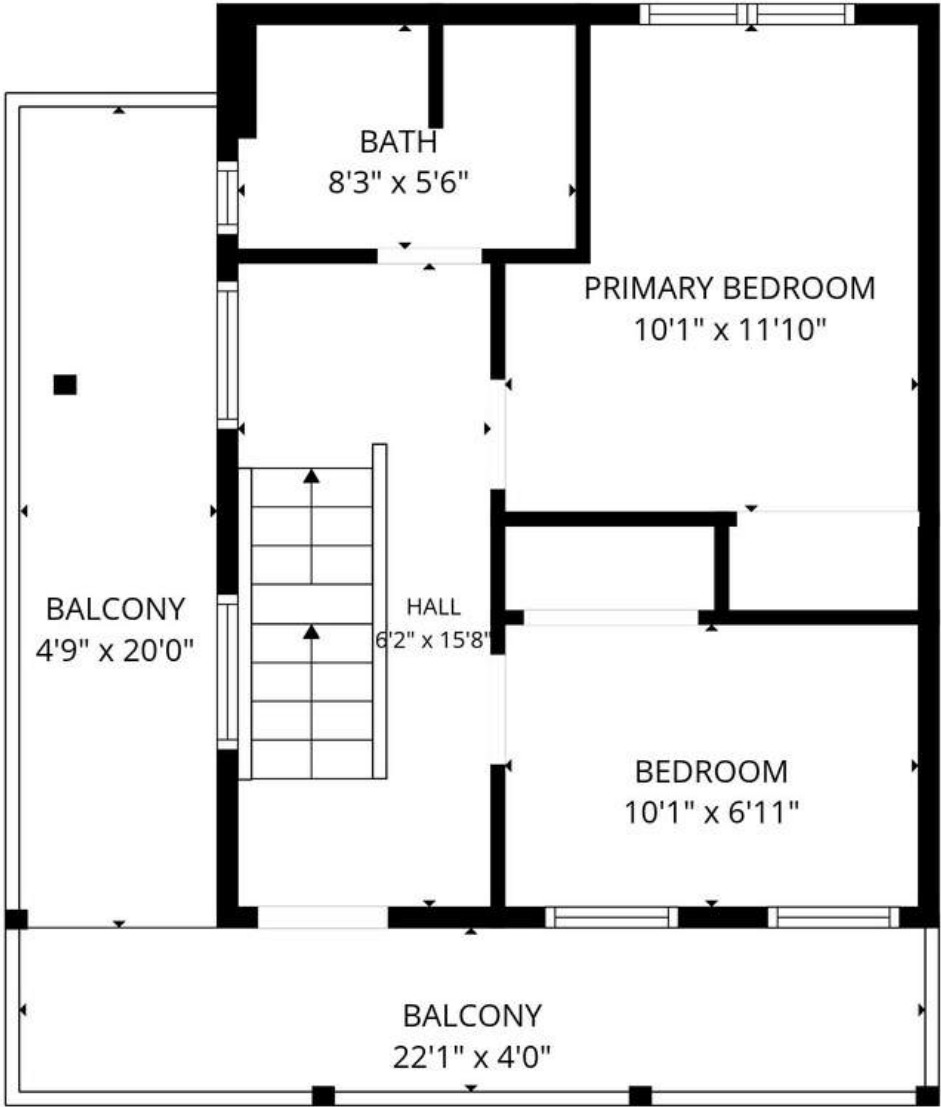
ANATOLE HOUSE

CASA VERANDA

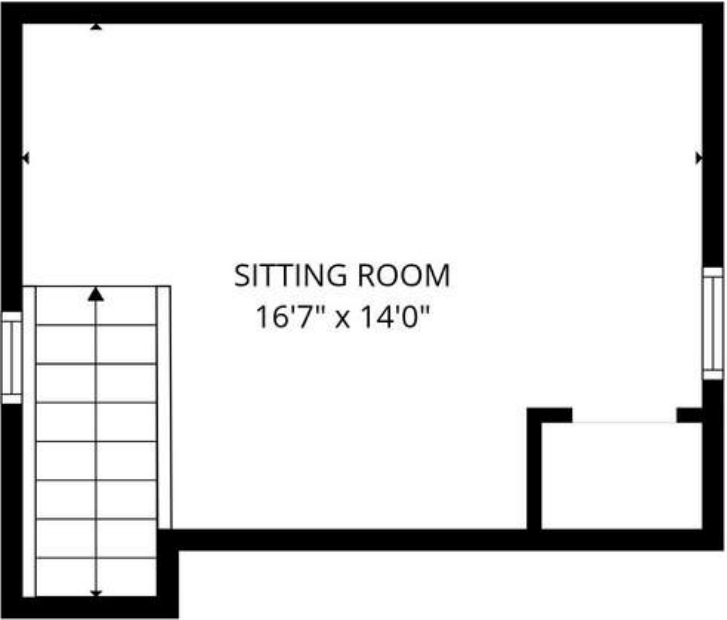
FLOOR PLANS



1st floor



2nd floor



3rd floor



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