



MJC
COUNTRY HOUSE REALTY



BLUESTONE MODERN

166 RUBY RD, KINGSTON, NY 12401

Ulster County, Town of Kingston
SBL: 39.3-2-9.211
MLS #: 20231100

PROPERTY FEATURES

3 BEDROOMS + 2 BONUS ROOMS
3 FULL BATHROOMS
FULL WALKOUT LOWER LEVEL
EXPANSIVE DECK
ADJOINING NYS LAND

PROPERTY DETAILS

Gross SF: 2,139
Lot Size: 2 ac
Built: 1990
Renovated: 2022

LISTING PRICE

\$659,000

ANNUAL TAXES

Town/Co: \$2,217
School: \$3,210
Total: \$5,427

For access, please schedule through ShowingTime



SYSTEMS, DETAILS & UPGRADES

- Oil boiler is 3 years old (serviced 1.5 years ago)
- split systems are 2 years old
- Roof: Metal (2 yrs old)
- Siding: Board & Batten (2 yrs old)
- Septic: Pumped September 2020
- Deck was enlarged
- A/C from split systems
- New picture windows in upstairs living room

UTILITIES

- Avg. cost: \$283/mo
- Heat: Ductless split system (electric heat pump), baseboard hot water (oil boiler), fireplace (propane)
- Fuel: Electric, oil, propane
- Hot water: Boiler (oil)
- Internet/TV: High speed (Spectrum)
- Sewer: Septic
- Water: Well
- Trash: Municipal
- Cell service: Excellent

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