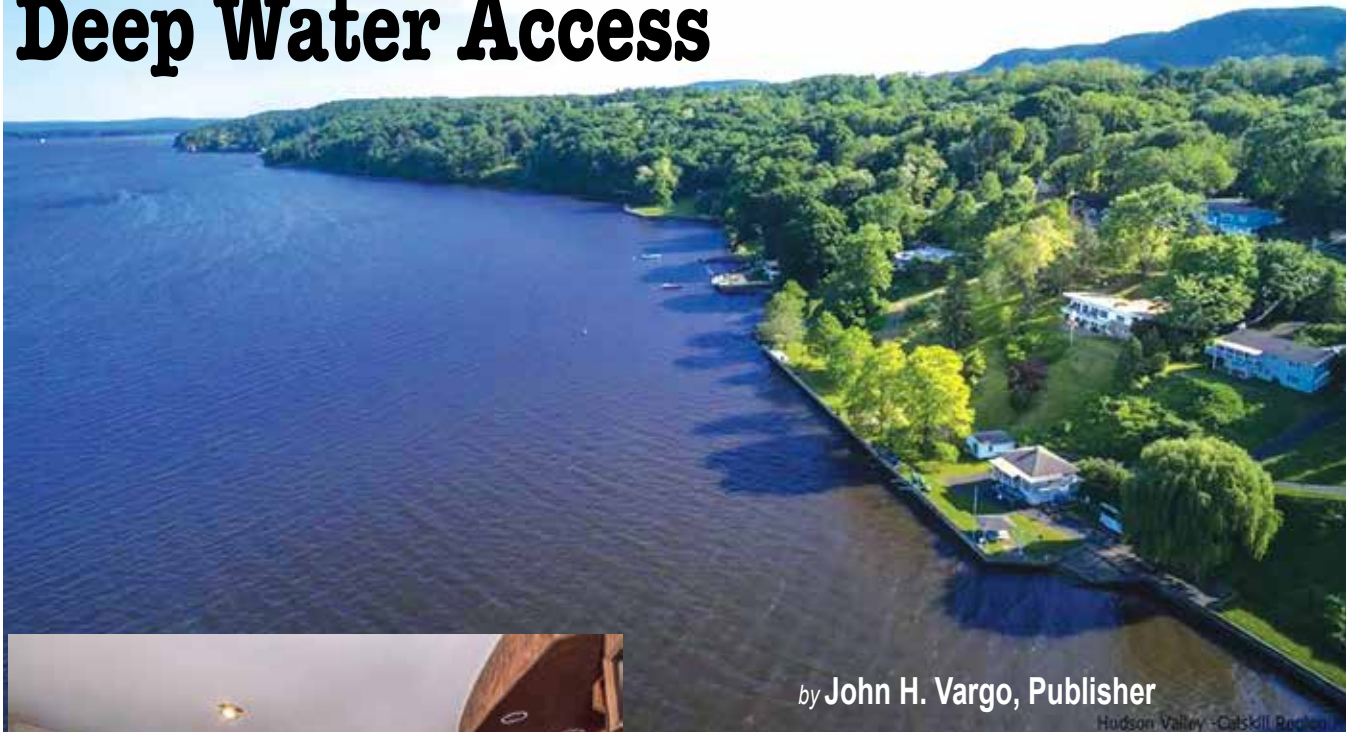


# A ONE OF A KIND HUDSON RIVER WATERFRONT PROPERTY

## Deep Water Access



by John H. Vargo, Publisher

Hudson Valley - Catskill Region



For anyone who has dreamed of living alongside the magnificent Hudson River south of Kingston, NY, this one of a kind property with stunning views to the east, filling your house with sunlight in early morning, is just for you.

Summer, fall, winter or spring this house is filled to capacity with views, excitement and a richness of life seldom found.

Located just outside the city of Kingston, in the Hamlet of Port Ewen, you will find this extremely unique property on the Hudson River.

Nestled on 1.64 acres this property offers you roughly 267 feet of river frontage complete with water access for all of your boating, fishing, jet skiing and swimming needs. The property consists of 4 bedrooms, 2 full bath contemporary style home with approximately 3448 square feet with a two car attached garage. This home has a very versatile floor plan and is perfect for all of your entertaining needs. Originally built in 1968 this home has been well loved and taken care of over the years with having only 2 owners.

The kitchen has custom wood cabinetry with plenty of them, and a breakfast island. Master bath is complete with Jacuzzi tub and steam shower, beautiful hardwood floors, marble fireplace upstairs with a red brick fireplace on the lower level, which is walk out to a gorgeous bluestone patio that is perfect to watch the morning sunrise.

The lower level lot is about 70 feet wide with a 20 x 14 ½ cottage that has a small kitchenette and half bath. There is a 267-foot seawall with a removable swimmable 8 x 24 ft. dock, along with 1 boatlift and 2 davits to assist with the lifting and lowering of a boat or jet skis. In addition to all of this, there is a boat ramp and moorings to top it all off. This is a one of a kind river front property, and is often sought and seldom found. The property is centrally located to everything including the Amtrak train station in Rhinecliff, Kingston Airport, approximately 20 minutes to Poughkeepsie and Metro North, just across the bridge to Kingston and the Historic Rondout Waterfront where you will find restaurants, antique shops and boutiques.

