

Tuxedo Park Affiliates Realty Ltd.

We offer our clients Integrity, Experience & Knowledge

16 Hillary Court, Tuxedo N. Y. 10987

This customized Center Hall Colonial home in southern Tuxedo offers 3.1 acres of privacy and convenience to both Rt. 17 and the Thruway & easy commute to NYC and NNJ while walking distance to Sterling Forest Park in a township where more than 70% of its land is park land and forever wild forest.

- 4 Bedrooms/2 1/2 baths with master suite
- 9 ft ceilings
- family room
- Quartz Silestone, (Micro ban) kitchen counters & Cherry cabinetry with tiled floors.
- Formal dining room with chair rail, high ceilings
- Parlor / Living room
- Front porch and entertainment area
- Gas fireplace with antique mantle
- Wide plank authentic Pine floors
- Large 2+ car attached garage
- Central air conditioning
- Full basement with walk out ready to finish
- Insulated windows with deep traditional sills



This property offers a beautiful treed yard set back nicely in a quiet cul-de-sac neighborhood with private usable lawn areas, mature trees, yet a usable yard for children and adults alike. A 3.1 acres wooded lot includes flat areas to expand and use for recreation, house expansion, or a pool. Borders and includes protected wet lands and brook and is a nature lovers dream location!

Tuxedo N.Y.

- Home is walking distance to Sterling State Park land, within the desirable Tuxedo Union Free School District.
- Tuxedo NY is 45 miles (1 hour) from NYC and has *Metro North* rail service & new commuter parking lot.
- Property has expandability potential.
- Taxes are approximately \$10,711 per year in total.

Offered Price \$ 650,000



Tuxedo Park Affiliates Realty Ltd.

Mike Santoianni, Broker

7 Park Avenue

Tuxedo Park, N.Y. 10987

Phone: 845-351-4800

E-mail : mike@tparealty.com

Web address:

www.tparealty.com



Tuxedo Park Affiliates Realty Ltd.

We offer our clients Integrity, Experience & Knowledge

