

Tuxedo Park Affiliates Realty Ltd.

We offer our clients Integrity, Experience & Knowledge

14 Regency Terrace, Tuxedo N. Y. 10987

This 4200 S.F. home in southern Tuxedo offers 5.1 acres bordering Sterling Forest Parkland on a private cul-de-sac overlooking a golf course, offering both privacy and convenience to Rt. 17 and the Thruway and easy commute into NYC and NNJ. Sterling Forest State Park and Harriman State Park are in Tuxedo Township where more than 70% of Tuxedo's land is parkland and forever wild forest.

- 5 Bedrooms/4-1/2 baths
- Four room master suite
- Large, bright eat in kitchen
- Living & parlor room
- Den & home office area
- Gell-Weld Argon filled low E glass Thermal windows
- Two HVAC air systems with humidifier & air filter system
- Expansive, columned, front porch
- Wood burning efficient hybrid fireplace
- Radiant heated tile floor in kitchen & family areas
- Mother Daughter suite with private entry
- Outdoor gas grill and BBQ patio
- Numerous systems and construction upgrades & extras



Tuxedo N.Y.

- Home abuts to Sterling Forest State Park land; walking distance to the Tuxedo Park Golf Course.
- Within the desirable Tuxedo Union Free School district.
- Tuxedo NY is 55 miles (1 hour) From NYC and has *Metro North* rail service.
- Taxes are approximately \$11,500 per year in total.

Offering Price \$ 875,000



This property offers a beautiful customized family home in a private setting with open lawn, mature trees and forest, yet a usable yard for children and adults alike. A 5.1 acres wooded lot includes areas to expand and use for recreation. Including a separate mother daughter or office suite, basement shop, 3 car garage, professionally landscaped, Red Mahogany porch, slate walkways, stone walls & large entertainment patio of tumbled pavers.

**Tuxedo Park Affiliates Realty Ltd.
Mike Santoianni, Broker**

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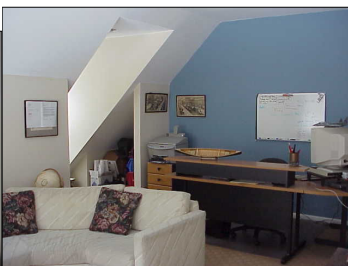
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Bright kitchen, den, and family room with fireplace.



Several room master suite.



Nestled against park land on a private cul-de-sac.



Feature List

- Multi-zone and radiant hot water heat, Peerless Boiler, 1000 gallon buried propane tank.
- Dual Lenox HVAC with air filter system.
- High efficiency wood burning fireplace insert with forced outside air source.
- Whole house attic exhaust fan.
- Rooms wired for phone and cable.
- 2/ 200 amp CB Boxes and a 220 welder receptacle in 3 bay garage with high ceiling.
- Geld Weld Argon filled insulated low E coated energy efficient glass windows.
- Upgraded large capacity septic system meeting the highest state water quality standard.
- 410 ft deep well with 9.7 Gal/min. of water.
- Extensive outdoor professional landscaping, paved BBQ area with gas grill, stone walls, slate walks, & paved patio recreational area.
- Viking 6 burner gas range with downdraft vent. Wall oven, built-in microwave, dishwasher and fridge included. Full 2nd kitchen in separate in-law or nanny's quarters.
- Built on private road & cul de sac to town specs, with only 3 lots, yet privately shared & maintained
- 4194 finished square feet of living space with full basement / shop area and extra foundation course for high usable ceilings.
- Several room master suite configuration.
- 5/6 bedrooms & 4 1/2 baths.
- Town of Tuxedo, Tuxedo School district and total taxes approximately \$11,500 per year.
- Available for summer of 2007 occupancy.

Offering Price \$875,000

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