

Tuxedo Park Affiliates Realty Ltd.

15 Elbow Lane, Highland N.Y.



Located within the Town of Highland, across the river from the Franklin D Roosevelt Museum which is preserved property, keeping the beauty of the mountains entering the mouth of the river. The Metro North and Amtrak train will have you in mid-town Manhattan in 70 minutes. The surrounding chic city of Poughkeepsie and New Paltz are minutes away.

If you have a pet the property has an underground invisible fence, as well as the interior of the house.



Offered price \$ 925,000 with river frontage and views

- 2004 custom energy efficient construction
- Approximately 2800+ SF one level Contemporary design living space
- Lot size 2.6 acres
- Bedrooms 4
- Baths 2 and 1/2

Extras:

- Heated salt water pool
- Master bedroom suite
- Gourmets kitchen and upscale appliances
- Central air conditioning
- 3 car detached garage
- Partially finished walkout level for expansion space
- River views and waterfront

Extras also include:

- Large deck for relaxation and entertainment
- Great room with fireplace
- French doors
- Stereo wired indoors and out as well as pool

7 Park Ave.

Tuxedo Park, N.Y. 10987

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Tuxedo Park Affiliates Realty, Ltd.

Mike Santoianni,

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Feng Shui abounds in this serene and peaceful setting and location on a wooded hill overlooking the Majestic Hudson River with river frontage to the east of the lot. Bucolic views of estates and preserved lands also to the east across the river and the Franklin D Roosevelt Museum which is preserved property.

The home is a custom designed and build Contemporary with open floor plan, chef's kitchen, and a separate private wing for the master suite. Featuring a vaulted great room with river views, opening to a large deck also overlooking the heated swimming pool and rolling hill and open yard area. A detached garage and partially finished walk out level of space exists for additional office recreation or living space. Many custom features have been added to this home such as upscale custom fixtures and appliances.

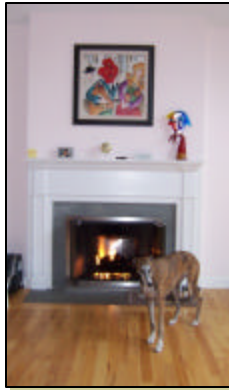
Highland is an excellent location for both train to NYC and driving access to the east and west side of the Hudson River and transportation corridor. Minutes to the Mid Hudson Bridge or the NYS Thruway entrance in New Paltz . Also the location offers excellent access to Stuart International Airport. Many large and benevolent organizations have chosen Highland as a peaceful and picturesque location for their facilities along Rt. 9W north along the Hudson.

Highland is also part of the well regarded Lloyd School District .



INTERIOR FEATURES

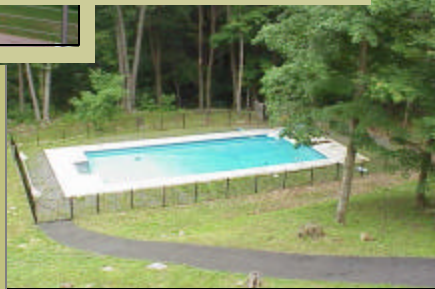
- High ceilings on 1st Entertainment Room
- Bedroom suite with Hudson River view
- Whirlpool tub and double shower in Master Bath
- 4 bedrooms and 3 full baths, 1 Lavatory
- Granite countertops and vanity tops
- Gas Fireplace with Electronic start
- Hard wood floors on main level
- Programmable thermostats
- Expanded laundry room
- In-wall central vacuum system
- Wine Cellar Area
- Walk in closets and cedar closet
- Designer kitchen and baths
- Wired sound system to all rooms
- Interior and exterior invisible dog fence system.



OTHER FEATURES AND IMPROVEMENTS

- Wooded lot setting with rolling cleared hills
- 3-car garage with storage loft
- Well and septic
- 2 X 6 exterior walls and insulation throughout
- Hardwood floors on 1st floor
- high efficiency HVAC unit
- Divided-light double-hung cottage style windows
- Oil fueled heat
- All underground utilities
- Walk out lower level
- Large river view deck and low maintenance decking
- Fenced, heated, private, salt water pool and entertainment area.
- Waterfront lot for kayaking or water access

Price with described amenities **\$ 925,000**



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