

Tuxedo Park Affiliates Realty Ltd.

60 Woods Rd. Tuxedo NY

This expansive contemporary business complex or home / family compound offers privacy and convenience to both Town of Tuxedo and Sterling Forest Parkland. Also surrounded by Tuxedo Township and Sterling Forest State Park land and forever wild forest. All within one hour commute to NYC close to Rt 17 A and Rt 17, the NYS Thruway, and Metro North Tuxedo Park NY train line and station.

- Numerous offices, work space or Bedrooms in buildings A, B, and C.
- Kitchen
- Conference rooms/ Dining room
- Vaulted Reception Room/ Living room
- Family room / Den / offices
- Enclosed Screened house over pond
- Most Off./ rooms with access to porches
- 2 wood burning fireplaces
- Large water garden, Koi pond
- Central Air conditioning units and multi -heat zones
- Separate heating systems for all 3 buildings

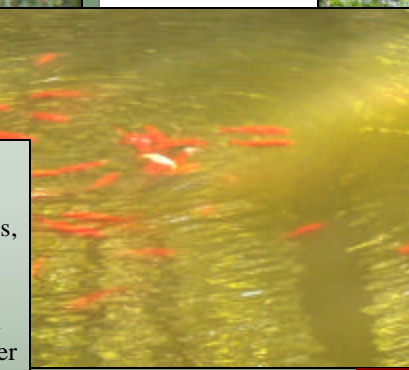


This property offers a beautiful serene setting, mature trees and forest. Additional buildable space bordering Park. 3.4 approx. acres wooded acres are included with the 3 lot/ parcel. Quality materials unique and environmentally friendly to fit the forest setting. 11,500 + to 12,500 SF of space.

Tuxedo N.Y.

- The Property is a short distance to town, schools, and play fields and within the desirable Monroe Woodbury School District.
- Tuxedo NY is 45 miles (1 hour) From NYC and has *Metro North* rail service and a new commuter parking lot and fully restored indoor station.
- Property had expandability potential as a family compound with 3 structures, additional land all on 3 separate lots.

Offered Price
\$ 1,240,000



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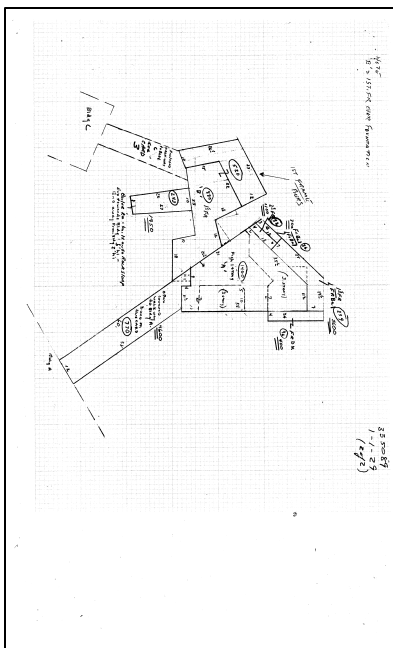
60 Woods Rd, Tuxedo NY



Building B has lake views and vaulted ceilings, cedar, cork walls, Oyster shell and plaster walls, local Stone, Sod roof.



Bldg C has expansive open work space or eat in Kitchen with large sliding windows to decks in the trees, forest views. Round river stone roof for sunning & poss. solar!



Building A (front page top) is 2 levels with a water garden reflection pool off wrap deck. A wood burning Fireplace is also in Building B office suite.

Bldg C also has A “family room” / conference area or den with a Stone wood fireplace. Additional office suites or possible bedroom suites on the 3rd level all with wrapping deck access.

< 3 Private wooded lots &Koi pond and direct access to hike in Sterling Forest Parkland . **Zoned as Business / Office Space** yet possibly convertible to Residential zoning with possible rental units and/or home office with Town approvals.



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