

*Private cottage
retreat*

Warwick Brook Road,
Tuxedo New York 10987

TPA Realty
Tuxedo Park Affiliates Realty, Ltd.
845-351-4800



Natural stucco home bordering park land and open space on a private 23 acres. Quiet location with in the Tuxedo School District near Sterling Forest Park land. Wee Wah Lake privileges available.

- ◆ Four bedrooms, Two full baths
- ◆ Recent roof shingle replacement
- ◆ Energy efficient newer windows.
- ◆ C/A Conditioning, Generator
- ◆ Stone fireplaces
- ◆ Low Taxes of \$ 5, 810

**Tuxedo Park Affiliates Realty
Ltd.**

Mike Santoianni, Broker

7 Park Avenue

Tuxedo Park, N.Y. 10987

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Special points of interest: South Place, Tuxedo Park

- Custom built in 1980
- Large eat in custom kitchen with Marble counters
- Family room with stone fireplace and vaulted ceiling.
- Formal living room with raised hearth and Stone fireplace
- Den or home office with built in book shelves and storage closet
- Four bedrooms with a large master suite on a second level
- Custom master bath with skylights and Italian limestone tiles
- Two car garage and exceptional storage built in through out the home
- Hard wood floors
- Central vacuum
- Large stepped private deck for entertaining and privacy
- Property taxes approximately \$10,000 per year cumulatively
- Offering price \$619,000

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7 Park Ave. Tuxedo Park, N Y

Contact Mike Santoianni for information

And to arrange a private showing

914-351-4800