

# Tuxedo Park Affiliates Realty Ltd.

We offer our clients Integrity, Experience & Knowledge

*24 Mountain Road, Tuxedo N. Y. 10987*

This expanded ranch home offers privacy and convenience to both town and school facilities while backing to open space land in a township where more than 70% of its land is park land and forever wild forest.

- 4 Bedrooms
- Large eat in, bright kitchen
- Living room
- Family room / Den
- Enclosed Screened 3 season porch
- 2 Brick natural gas fireplaces
- Hardwood oak floors
- 2 car divided garages
- In ground pool ( need of repairs)
- Old wrought Iron railings



*Tuxedo N.Y.*

- Home is walking distance to town, schools, and play fields within the desirable Tuxedo Union Free School district.
- Tuxedo NY is 45 miles (1 hour) From NYC and has *Metro North* rail service and a new commuter parking lot.
- Property had expandability potential.
- Taxes are approximately \$5,500 per year in total.

**Offered Price \$ 460,000**

This property offers beautiful plantings, open lawn, mature trees and forest, yet a usable yard for children and adults alike. Additional bordering 1.6 acres wooded lot is included with the almost 1/2 acre house lot. A total of 2.1 acres of land.



**TUXEDO PARK  
AFFILIATES REALTY  
LTD.**

#7 Park Avenue  
Tuxedo Park, N.Y. 10987

**Phone : 845- 351- 4800**

Fax: 845-351-5752

E-mail: [mike@tparealty.com](mailto:mike@tparealty.com)

[www.tparealty.com](http://www.tparealty.com)

24 Mountain Road, Tuxedo NY MLS # 388123



Shake and frame ranch with heated "summer"/Family room



Expansive eat in Kitchen with bay window



(above)  
Living Room with Oak Harwood floors  
and fireplace  
< Brick raised hearth family room /  
den fireplace



< Private wooded extra lot & pool and  
a short hike to Mountain Lake up the  
hill from the back yard



**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](mailto:mike@tparealty.com)  
Web address:  
[www.tparealty.com](http://www.tparealty.com)

