



**OTHER**  
17 Tracy Cir, Campbell Hall, NY 10916

<https://gristmillrealestate.com>

**\$849,000**

Looking for a spacious, comfortable home minutes to Metro North in the Washingtonville School District? Then look no further! Welcome to 17 Tracy Circle, a classic four bedroom, three and a half bath colonial with over forty-three hundred square feet on an acre and a half bordering forever wild land. This well-loved residence, in the desirable Enclave development, is tucked back from the road with a sprawling front lawn. You'll admire the recently resurfaced blacktop driveway as it gently curves toward the entry. Once inside, the grand staircase and formal dining room frame the sunken living room, the perfect place to catch up with friends and loved ones. The generously sized kitchen with stone counters, double range, propane cooktop, pantry, and bar has more than enough space to cook your favorite meals for any occasion. Stream your favorite shows in the media room or relax in the bright "estate room" which could be used as a first-floor bedroom, fitness, or music room. Don't forget the office located next to the half bathroom. Upstairs, you'll find the primary suite complete with raised sleeping area, separate dressing area, walk-in closet, and oversized en suite with tub, shower, and separate toilet. The second bedroom features an en suite bathroom with tub/shower. The third and fourth bedrooms are separated via jack and jill bathroom with two sinks and tub/shower. Take the rear staircase down to the kitchen for quick access to the laundry area and mudroom conveniently located next to the garage entry. Plan your dream deck in the backyard with access via the kitchen sliders. Full, dry unfinished basement with walkout provides plenty of room for storage or finish with town approval for extra living space. A short drive to area shopping, Woodbury Common outlets, Stewart Airport, Middletown, Newburgh and year-round Hudson Valley attractions.

**MLS ID:** 20232981

**Status Category:** Active

**Zone:** R4a

**Survey:** Y

**Age:** 11-20

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Den Level:** 1

**Other 2 Level:** -

**Basement:** Full, Unfinished

**Virtual Tour:** <https://www.instagram.com/p/C4OfATtRU1v/>

**Listing Category:** Residential

**Area, sq ft:** 4328 sq ft

**Acreage:** 1.6

**Year built:** 2007

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 1 Level:** -

**SqFt 1st:** 2304

**Other Rooms:** Den, Office, Media Room, First Floor Bedroom

**Date added:** Added 7 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Oven-built In, Oven-double, Refrigerator, Washer

**Fireplace Description:** Free Standing, Propane

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Windows

**Flooring:** Carpet, Ceramic, Hardwood

**Fireplace Location:** Living Room

**Miscellaneous Features:** Central Vacuum

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Propane

**Electricity:** 200 Amps

**Heating Fuel:** Propane

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Blacktop

**Style:** Colonial

**Siding:** Vinyl

**Lot Features:** Adjacent To State Land, Other/see Remarks

**Lot:** 27

**Garage/Parking Extras:** 2-car

**Style:** Colonial

**Construction:** Frame/stick

**Roof:** Asph Shingle

**Lot Dimensions:** 1.6

## LOCATION DETAILS

**Lot/Site:** Rural, Subdivision/development

**County:** Orange County

**Directions:** From Campbell Hall Metro North Station, Turn Left Onto Egbertson Rd, Continue 1.2 Miles And Turn Left Onto Sarah Wells Trail, Continue 2.3 Miles And Turn Right Onto Tracy Circle, Continue 0.4 Mile And Property On Left.

## LISTED BY

**Office Name:** Halter Associates Realty

**Agent First Name:** Andrew

**Agent Last Name:** Condon



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

