

## **LLOYD**

41 Sunnybrook Cir, Highland, NY 12528

\$279,900

https://gristmillrealestate.com

Exciting Opportunity Alert! Step into the charm of this light-filled ranch-style townhome featuring two spacious bedrooms and bathroom. Enjoy the quiet community atmosphere with access to a sparkling pool, a playful playground, a clubhouse for social gatherings, and hassle-free parking. This move-in-ready gem is perfectly situated, offering convenience at its best. Explore the nearby Route 9W corridor, and easily reach Poughkeepsie, Kingston, New Paltz, and Newburgh. Just moments to the Mid-Hudson Bridge, Walkway over Hudson and Metro North to NYC. Sold as-is. Buyer to pay NYS and any local transfer taxes. Offers with financing must be accompanied by pre-qual letter; cash offers with proof of funds. \*\*Please see agent remarks for access, showing instructions and offer presentation remarks.\*\*

Addendum: Email Desiree at DBeecham@riverrealty.com or call 845-709-1775 for questions

MLS ID: 20240503 **Listing Category:** Residential

Status Category: Active Area, sq ft: 1056 sq ft

Zone: Res Acreage: 0.05

Year built: 1974 Age: 41-60 **Bedrooms:** Two Full Baths: One

Living Room Level: 1 Dining Room Level: 1

Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 2 Level: 2 **SqFt 1st:** 1056

Attic: Scuttle Other: Foreclosure

Amenities: Club House, Common Pool, Play Area, Pool-in Date added: Added 1 year ago Ground, Playground

## INTERIOR FEATURES

Flooring: Carpet, Ceramic Cooling/Air Conditioning: Central

UTILITIES

Sewer: Municipal

Heat Source: Forced Air Heating Fuel: Natural Gas

Water: Municipal Plumbing: Mixed

## **EXTERIOR FEATURES**

Garage/Parking Extras: Assigned

Style: Ranch, Townhouse

Porch: Deck

Lot Dimensions: 0x0

## **LOCATION DETAILS**

Area/Town: Lloyd

County: Ulster County

**LISTED BY** 

Office Name: River Realty Services Inc.

Agent Last Name: Raphael

Style: Townhouse Siding: Stucco

Additional Exterior Features: Inground Pool

Lot: 22

School District: Highland Central Schools

**Directions:** Route 44 55 South To Left On Toc Drive, Right On Sunny Brook Circle, House Is On The Left

Agent First Name: Lee



Contact us

Phone:

