



Hudson Valley - Catskill Region MLS



**LLOYD**

41 Sunnybrook Cir, Highland, NY 12528

<https://gristmillrealestate.com>

**\$279,900**

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

**Status Category:** Active

**Zone:** Res

**Year built:** 1974

**Bedrooms:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Attic:** Scuttle

**Amenities:** Club House, Common Pool, Play Area, Pool-in Ground, Playground

**Listing Category:** Residential

**Area, sq ft:** 1056 sq ft

**Acreage:** 0.05

**Age:** 41-60

**Full Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**SqFt 1st:** 1056

**Other:** Foreclosure

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Flooring:** Carpet, Ceramic

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Forced Air

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Plumbing:** Mixed

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Assigned

**Style:** Ranch, Townhouse

**Porch:** Deck

**Lot Dimensions:** 0x0

**Style:** Townhouse

**Siding:** Stucco

**Additional Exterior Features:** Inground Pool

**Lot:** 22

## LOCATION DETAILS

**Area/Town:** Lloyd

**County:** Ulster County

**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

## LISTED BY

**Office Name:** River Realty Services Inc.

**Agent Last Name:** Raphael

**Agent First Name:** Lee



### Contact us

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