

ORANGE

9 Autumn Leaf Ct, Montgomery, NY 12549

\$300,000

https://gristmillrealestate.com

"Neat as a Pin", end unit at 9 Autumn Leaf Court, is awaiting its new owners! This roomy townhouse has been lovingly maintained for the last 20 years, pride of ownership is evident. Spacious living room, French door opens onto an enclosed porch, which serves nicely for 3 season relaxation. Galley kitchen, boasts wood cabinets. Laundry/utility room and half bath are also found on the main level. Second floor is home to 2 spacious bedrooms. Primary bedroom has direct access to the full bath, and an extra-large walk in closet with attic access. You'll find plenty of storage space, outside and in with lots of closets and a huge attic with pull down stairs, offering high and dry storage! Saving the best for last is the just installed: January 2, 2024.... Lennox Furnace, plus new hot water heater and central air conditioning! So all the big items have been done and will serve the new owners for years to come! Association replaced the roof within the last few years. Just bring your decorating ideas! Some rooms have just been freshly painted. Bathrooms have tile floors and backsplash. Location, location, nestled in the lovely town of Montgomery, where you will find a host of delicious eateries, all within walking distance if you choose! This area has so much to offer, shopping is just minutes away, as is access to Interstate 84, and the NYS Thruway. Hop on a plane within 15 minutes at Stewart International Airport. Angry Orchard Ciderery and City Winery are just minutes away offering a variety of venues! Don't let this one slip you by!

MLS ID: 20240880

Status Category: Active

Zone: Rm1

Year built: 1996 Bedrooms: Two Full Baths: One

Living Room Level: $\boldsymbol{1}$

Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: -

Den Level: Other 2 Level: SqFt 2nd: 664
Total Rooms: 5

Listing Category: Residential

Area, sq ft: 1353 sq ft

Acreage: 0.01 Age: 21-40 Bathrooms: 2 Half Baths: One

Dining Room Level: 1 Family Room Level: -Bedroom 2 Level: 2 Bedroom 4 Level: -Other 1 Level: 1

SqFt 1st: 689

Attic: Pu Dw, Scuttle

Date added: Added 1 year ago

INTERIOR FEATURES

Kitchen Description: Galley

Flooring: Carpet, Ceramic, Linoleum

Additional Interior Features: Walk In Closets, Master Bath,

Sliding Glass Doors, Smoke Detector, Carbon Monoxide

Detector

UTILITIES Heat Source: Forced Air Heating Fuel: Natural Gas

Hot Water: Gas Water: Municipal

Plumbing: Mixed **Electricity:** Circuit Breakers

Sewer: Municipal **Utility Level:** 1

EXTERIOR FEATURES

Garage/Parking Extras: Assigned **Driveway:** Blacktop

Style: Condo Style: Townhouse, Two Story, Attached

Construction: Frame/stick Porch: Enclosed Porch

Roof: Asph Shingle Additional Exterior Features: Outside Lighting

Lot Dimensions: 436 Sq Ft Lot: 1.97

LOCATION DETAILS

Area/Town: Orange School District: Valley Central Schools

County: Orange County Directions: Route 17k To Goodwill Road. Second Left. End Unit

On The Right #9

Appliances: Dishwasher, Dryer, Exhaust Fan, Range, Range

Hood, Refrigerator, Washer

Cooling/Air Conditioning: Central

LISTED BY

Office Name: Bhhs Hudson Valley Prop-np Agent First Name: Linda

Agent Last Name: Majetich Hansen



