

COUNTRY HOUSE

REALTY



53 Surrey Street ROCK HILL, NY 12775

Sullivan County
Town of Thompson
SBL No: 52.J-1-15
MLS # 6223764

PROPERTY FEATURES

4 BEDROOMS
3 FULL BATHROOMS
LAKE FRONT
CONTEMPORARY
OPEN CONCEPT

PROPERTY DETAILS

- Single family home with attached garage
- 2,758 Sq Ft (as per municipality)
- Main level plus fully finished & separate lower level
- .3758 Acres
- Built in 1996

LISTING PRICE

\$540,000

ANNUAL TAXES

Town: \$5,535
School: \$5,295

For access, please
reference Showing Time



ADDITIONAL DETAILS

- Roof: Architectural shingles, inspected recently and expected to have 5-10 years of life remaining
- New hot water heater as of 2018
- Furnaces last serviced in September 2022
- Gas stove was purchased in 2020
- Part of the Emerald Green HOA (<http://emeraldgreenpoa.com/>)
- HOA includes access to 3 non-motorboat lakes (electric boats are allowed), a brand new swimming pool, tennis courts, and a shared entertaining space
- Annual HOA dues: \$1,575 Annual Cap Improvements: \$725
- Adjacent parcel of .3636 acre available for \$125,000 (MLS #6223764)
- 90 minutes from NYC

UTILITIES

- Heat
Forced hot air
- Fuel
Propane
- A/C
On upper level
Ductwork in place for lower level
- Water heater
Propane
- Internet/TV
Spectrum high speed internet & cable
- Community water and sewer
- Cell service
Good

*Listing presented by Heather Quaintance
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