



## 18 WASHINGTON PLACE

18 WASHINGTON PL, PEARL RIVER, NY 10965

**\$640,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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10965

This IS the ONE !!!, Location, Location in Pearl River, Close to Schools, Train, Major Highways Shopping/Restaurants, and NJ Border. 3-4 Bdrm, 2 Full Baths, Over 1560 SqFt on approx 1/3 acre of level manicured fenced in property w/sprinkler system. Newly Renovated (Kitchen-SS Appliances, Quartz Counters, Full Ceiling Height Cabinets, plus Kitchen Island). New HVAC System and 200 AMP Panel. ALL rooms freshly Painted. 4-Season Sunroom (potential bdrm). Home Office (potential Add'l bdrm). Bright, Spacious and Airy Ranch Style Home. Newer Windows, Furnace, Heater, Patio Pavers, and Central Air Conditioning System. Separate Laundry Room, Full Attic and Utility Room for Tremendous Storage.

**Heating Type: Baseboard,**  
**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$640,000**



Spacious yard ideal for Summer BBQ's with New Double Shed too. Best of All Brand NEW ROOF to be installed over the next two weeks. Ideal home for first timers or those downsizing, especially being everything (including Bedrooms) on first/one level. This move-in ready Gem will not last !!! Schedule a showing Today !!!



