



25 College Avenue, Unit #306  
 Nanuet, NY 10954  
 For Sale: \$3,000

Type:	Rental
MLS#:	6328760
Square Footage:	1,600
Year Built:	2002

Better hurry...this one won't last! Don't miss this young, dramatic two-level 2 bedroom 2 full bath PLUS large loft condo style apartment PLUS private storage room, There's a large living room w cathedral ceilings, a huge ceramic tile center island eat-in-kitchen w sliders to a large deck, a master bedroom suite w a private full bath, good size 2nd bedroom plus a large loft w skylights & a double closet which some use as a 3rd bedroom. Oak hardwood floors throughout main living level, ceramic tile baths, & carpet in loft. Central air, washer/dryer within unit, private storage room downstairs in same building. PARKING FOR MAX 2 CARS, 4 OCCUPANTS. An indoor cat is possible for an additional \$35.00/month. Sorry only one animal permitted. Top rated Nanuet schools. Walk to NYC train, bus & shopping, close to TZ bridge & all highways (PIP, Garden State. 87/287). Landlord (builders) to paint, refinish wood floors and clean prior to new tenant occupancy. \*NOTE - OUTDOOR POOL MAY OR MAY NOT OPEN NEXT SUMMER. Additional Information: Amenities:Storage,LeaseTerm: Over 12 Months,12 Months,

### Listing Details

Asking Price: \$3,000	Status: Leased	Type: Rental
MLS ID: 6328760	Last Update: 12/5/2024	Added: 172 Day(s) Ago

### Property Details

Address: 25 College Avenue, Unit #306	City: Nanuet	State: NY
Zip: 10954	County: Rockland	Square Footage: 1,600
Total Bedrooms: 2	Total Bathrooms: 2 full	Total Rooms: 6
Community: Sussex Gramercy Park	Basement: Storage Space	Siding: Stone
Year Built: 2002		

### Location Details

Lot Description: Near School, Near Shops,	Driveway: Assigned	Water Front: No
Water Access: No		

### School Details

School District: Nanuet	Elementary School: George W Miller	Middle School: A Macarthur Barr
High School: Nanuet		

### Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		

### Broker Details

Howard Hanna Rand Realty	Amy Brown-Vigotsky
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