



**3 Magnolia Street**  
**Pearl River, NY 10965**  
**For Sale: \$699,000**

Type:	Single Family
MLS#:	804748
Square Footage:	1,494
Year Built:	1890

Welcome to your dream investment opportunity! Nestled in a vibrant neighborhood just moments from downtown Pearl River and convenient NJ Transit access. This stunning two-family residence offers the perfect blend of modern living and tranquil outdoor space.. Enter the welcoming vestibule to step into the first-floor unit and be greeted by an open-concept layout bathed in natural light from a spectacular wall of windows and hardwood floors. This spacious one-bedroom, one-bath sanctuary features a modern kitchen with granite counters, stainless steel appliances and kitchen island ideal for culinary enthusiasts. The primary bedroom has built-in closet space and euro-style en-suite with jetted tub. The lower level boasts a convenient washer/dryer and ample storage space, making this unit as functional as it is stylish. Ascend to the second-floor unit with hardwood floors to a beautifully updated kitchen open to living room and bonus sun room area with French door with town views. The inviting one-bedroom has a walk-in closet/built ins. The modern one-bath has jetted tub. Additional space includes a walk-up finished attic, perfect for a cozy reading nook or home office. Step outside to your private fenced-in yard, a true entertainer's paradise! Dive into the refreshing in-ground pool on hot summer days or unwind in the serene surroundings. The additional storage shed offers practical solutions for all your outdoor gear. Convenient Driveway parking. Don't miss your chance to call this captivating two-family home your own!

## Listing Details

Asking Price: \$699,000	Status: Active	Type: Single Family
MLS ID: 804748	Last Update: 4/12/2025	Added: 121 Day(s) Ago

## Property Details

Address: 3 Magnolia Street	City: Pearl River	State: NY
Zip: 10965	County: Rockland	Square Footage: 1,494
Total Bedrooms: 2	Total Bathrooms: 2 full	Home Style: Colonial
Attic: Full	Basement: Bilco Door(s)	Siding: Vinyl Siding
Year Built: 1890		

## Location Details

Lot Size: 0.11 Acres	Lot Description: Back Yard, Cleared, Corner Driveway: Driveway
Water Front: No	Water Access: No

## School Details

School District: Pearl River	Middle School: Pearl River	High School: Pearl River
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## Heating, Cooling, & Utility Details

Heat Type: Radiant	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Wall/Window Unit(s)		

## Broker Details

Terrie O'Connor	Ann Marie DiL'onardo
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