



17 Fairview Avenue  
 Nanuet, NY 10954  
 For Sale: \$799,900

Type:	Single Family
MLS#:	838174
Square Footage:	2,878
Taxes:	\$19,532
Year Built:	1979

This beautifully updated, oversized 4-bedroom, 3.1 bath 54' high ranch home on a peaceful cul-de-sac in the coveted Nanuet school district is a must-see! With a convenient location within walking distance to town, shopping, the NYC train, public transportation, and close to highways, parkways, and the TZ Bridge, you'll enjoy unparalleled accessibility. Step inside to find an inviting open floor plan that features a spacious living room with a cozy gas fireplace and a large dining area flowing seamlessly into a stunning, updated kitchen. The kitchen boasts a center island, Caesarstone countertops, and stainless steel appliances. A door opens to a generous deck—ideal for entertaining, BBQs, or enjoying your morning coffee. The primary bedroom suite is a serene retreat, complete with a walk-in closet and private bath. Two additional bedrooms and another full bath on this level showcase beautiful wood floors. The walk out lower level (possible in law set up) offers even more living space, including a large family/great/media room - complete with a projector and speakers, an oversized fourth bedroom with a private half bath, a versatile den/office, a storage/utility room, and an open bonus area (currently used as an exercise area) with laundry. Modern comforts are enhanced with central air, crown molding, and recessed lighting throughout. Outside, you'll appreciate the picture-perfect, huge level fenced private yard. Additional features include a kitchen hookup in the downstairs storage room, newer furnace and central air, updated windows and siding (8 years), roof, gutters, and driveway (9 years), and a hot water heater (7 years). This home perfectly blends style, space, and accessibility. Taxes would be \$18,414.27 with the basic star rebate. Don't miss out—schedule your visit soon because this one won't last!

### Listing Details

Asking Price: \$799,900	Taxes: \$19,532	Status: Active
Type: Single Family	MLS ID: 838174	Last Update: 3/27/2025
Added: 23 Day(s) Ago		

### Property Details

Address: 17 Fairview Avenue	City: Nanuet	State: NY
Zip: 10954	County: Rockland	Square Footage: 2,878
Total Bedrooms: 4	Total Bathrooms: 3 full, 1 half	Total Rooms: 10
Fireplaces: 1	Home Style: Raised Ranch	Attic: Pull Stairs
Basement: None	Siding: Frame	Year Built: 1979

### Location Details

Lot Size: 0.34 Acres	Lot Description: Back Yard, Cul-De-Sac,	Driveway: Attached
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		