



306 Old Mill Road  
Valley Cottage, NY 10989  
For Sale: \$1,250,000

Type:	Single Family
MLS#:	862844
Square Footage:	4,581
Taxes:	\$27,665
Year Built:	2007

Valley Cottage, NY –Where eagles soar, tucked behind elegant stone pillars, this custom energy-efficient 5 bedroom, 3 bathroom, 4,600 sf Colonial offers over an acre of a rare blend of privacy, nature, and luxury on the tranquil shores of Heaton's Pond where serenity surrounds you! Designed with versatility in mind, this young home features a flexible layout perfect for professionals, including a separate entrance and dedicated office space. Built beyond code with the finest materials, it boasts an easy-flow floor plan, banquet-sized rooms, and thoughtful architectural details throughout. Enjoy 9' ceilings, gleaming hardwood floors, custom moldings, hi-hats, and a cozy fireplace, fully paid for solar system, new air conditioning and hot water tank with warranty, wiring for electric car in place. The chef's kitchen, outfitted with granite countertops and stainless steel appliances, opens to a sprawling multi-level deck with sweeping views of the stream, specimen landscaping, and lush greenery that seems to go on forever because of a greenbelt beyond the bridge which will remain forever natural. Retreat to your king-sized primary suite complete with a whirlpool tub, steam shower, and multi-head spray for a spa-like experience. A full, walk-out lower level awaits your personal touch—ready to be finished to suit your needs. Located just minutes from major highways, scenic Hook Mountain, and some of the best biking and nature trails in the region, in the quaint village of Nyack, this home offers the perfect balance of convenience and escape. Call for a private showing, Welcome home to the lifestyle you've been dreaming of!

## Listing Details

Asking Price: \$1,250,000	Taxes: \$27,665	Status: Active
Type: Single Family	MLS ID: 862844	Last Update: 6/20/2025
Added: 50 Day(s) Ago		

## Property Details

Address: 306 Old Mill Road	City: Valley Cottage	State: NY
Zip: 10989	County: Rockland	Square Footage: 4,581
Total Bedrooms: 5	Total Bathrooms: 4 full	Total Rooms: 9
Fireplaces: 1	Home Style: Colonial	Basement: Unfinished
Siding: Frame	Year Built: 2007	

## Location Details

Lot Size: 1.14 Acres	Lot Description: See Remarks	Driveway: Attached
Water Front: No	Water Access: No	

## School Details

School District: Nyack	Elementary School: Valley Cottage	Middle School: Nyack
High School: Nyack		

## Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		