



**1 Florence Court**  
**Valley Cottage, NY 10989**  
**For Sale: \$819,000**

Type:	Single Family
MLS#:	878562
Square Footage:	2,200
Taxes:	\$16,931
Year Built:	1982

Welcome to Valley Cottage! This spacious and well-maintained 4-bedroom, 3 full bath Hi-Ranch is tucked away on a quiet dead-end street, just moments from the scenic water reservoir, parks, and all that Rockland County has to offer. Built in 1982, this home boasts a private backyard oasis with multiple garden areas—imagine picking fresh strawberries right outside your back door! The rich look of cedar wood go along with practical benefits for its installation properties by saving on energy bills. Health related benefits of the cedar wood interior is another important factor to consider. The upper level features a bright and airy living room with high ceilings, a formal dining room, and access to an extended deck overlooking the lush yard—perfect for relaxing or entertaining. The lower level offers a cozy family room with a charming brick fireplace, an additional bedroom, ideal for guests, extended family, or a home office. There's truly room for everyone! Additional highlights include a two-car garage, a brand-new central A/C system, and a recently updated heating system, offering comfort and efficiency year-round. This is a unique opportunity to own a peaceful retreat in one of Valley Cottage's most desirable locations—schedule your private tour today!

### Listing Details

Asking Price: \$819,000	Taxes: \$16,931	Status: Active
Type: Single Family	MLS ID: 878562	Last Update: 2/7/2026
Added: 259 Day(s) Ago		

### Property Details

Address: 1 Florence Court	City: Valley Cottage	State: NY
Zip: 10989	County: Rockland	Square Footage: 2,200
Total Bedrooms: 4	Total Bathrooms: 2 full, 1 half	Total Rooms: 8
Fireplaces: 1	Home Style: Raised Ranch	Attic: Full
Siding: Frame	Year Built: 1982	

### Location Details

Lot Size: 0.41 Acres	Water Front: No	Water Access: No
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### 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		

### Broker Details

Howard Hanna Rand Realty	Karina Bulaevsky
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