



369 Phillips Hill Road  
New City, NY 10956  
For Sale: \$1,395,000

Type:	Single Family
MLS#:	890270
Square Footage:	4,400
Year Built:	1974

The owner is offering private financing to qualified purchasers with good credit and a normal down payment and may also consider a lease-purchase arrangement—an uncommon opportunity for buyers who might not fit conventional lending programs. Set on a gently winding country road in the heart of New City, this stately all-brick and stucco residence offers over 4,300 square feet of versatile living space on a beautifully landscaped acre. A legal two-family home, it's ideal for multi-generational living, extended guests, or flexible use. Inside, the dramatic living room with cathedral ceilings anchors an open-concept layout filled with light and volume. The thoughtfully designed kitchen provides abundant cabinetry and workspace, while the second-floor living area functions perfectly as private guest quarters or an independent suite. Solid construction and classic design details ensure timeless appeal. Additional highlights include a full unfinished basement with expansion potential, an oversized two-car garage plus driveway parking for 10+, and a private, tree-lined yard with in-ground pool—perfect for summer relaxation and entertaining. Conveniently located just minutes from Exit 11 of the Palisades Parkway and close to the shops, dining, and parks of revitalized New City, this property is also served by the Clarkstown North School District. A compelling combination of size, substance, location, and rare financing flexibility for well-qualified buyers makes this a truly standout opportunity in Rockland County.

## Listing Details

Asking Price: \$1,395,000	Status: Active	Type: Single Family
MLS ID: 890270	Last Update: 9/8/2025	Added: 59 Day(s) Ago

## Property Details

Address: 369 Phillips Hill Road	City: New City	State: NY
Zip: 10956	County: Rockland	Square Footage: 4,400
Total Bedrooms: 5	Total Bathrooms: 4 full	Total Rooms: 11
Fireplaces: 1	Home Style: Ranch	Attic: None
Basement: Full	Siding: Brick	Year Built: 1974

## Location Details

Lot Size: 0.91 Acres	Lot Description: Back Yard, Cleared, Private Driveway: Driveway
Water Front: No	Water Access: No

## School Details

School District: Clarkstown	Elementary School: Woodglen	Middle School: Felix Festa Achievement
High School: Clarkstown North		

## Heating, Cooling, & Utility Details

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

## Broker Details