



415 Phillips Hill Road
New City, NY 10956
For Sale: \$815,000

Type:	Single Family
MLS#:	901073
Square Footage:	2,543
Taxes:	\$20,083
Year Built:	1965

Welcome to Timeless Charm & Comfort in the Heart of New City-Nestled in the highly sought after hamlet of New City, a part of the award-winning Clarkstown community repeatedly cited by U.S. News & World Report as being one of the safest places to live in the United States, this gracious 4 bedroom, 3.5 bath Colonial offers the perfect blend of classic elements and modern flexibility. The park-like surroundings create a home that is as comfortable as it is impressive. Set on nearly one lush acre in a neighborhood known for its beautiful landscapes and community pride, this property presents an exceptional opportunity for buyers seeking space, location and value. The curb appeal is undeniable. Mature trees and manicured lawns frame this stately Colonial which boasts a welcoming front entry and traditional architectural lines. The property provides a sense of privacy rarely found in such a convenient location. Whether you are hosting an outdoor party, relaxing on a weekend afternoon or simply enjoying the changing seasons from your picture windows, the setting is sure to delight. Step inside to discover a warm and inviting interior with generously sized rooms, excellent flow and lots of natural light. The home has been lovingly maintained offering new owners a solid foundation upon which to make their own updates and style choices since it needs some TLC, being sold "as is". This is a house that truly feels like a home from the moment you enter. One of its most unique and desirable features is the oversized main bedroom suite located on the first floor. Perfect for multigenerational living, guests or simply those who appreciate the benefit of ground floor living. This private retreat features a full ensuite bath, its own laundry hookup and a private entry-ideal for added independence, potential in-law accommodations, a home office, studio, or convenient primary bedroom. The possibilities are endless. In addition, the main level offers a formal living room and separate dining room each with large windows. The well proportioned rooms make hosting a breeze. A large eat-in kitchen serves as the heart of the home with plenty of cabinetry, counter space and room for casual dining. A sunroom next to the kitchen adds is extremely handy additional living space. Also adjacent to the kitchen is an extra large den with a full wall brick fireplace and impressive vaulted ceilings perfect for reading a good book, or a game night with friends. A centrally located powder room rounds out the convenience and functionality of the first floor. The second level features 3 big bedrooms and 2 full baths offering flexibility for family guests or home office needs. There is lots of closet space and storage so whether you are raising a family, working from home or simply need room to spread out, this home has you covered. What really sets this home apart is its location in Clarkstown. Enjoy the tranquility of a suburban retreat with the convenience of nearby amenities just minutes away in New City's bustling town center with its boutique stores, grocery shops, cafes, fitness center, and fine dining restaurants. Everything you need is close at hand. Surprisingly this serene location is ideal for commuters too offering an easy commute to New York City and New Jersey locations with quick access to major highways, public transit options and park & ride facilities. Clarkstown residents also enjoy beautiful public parks, playgrounds, sports courts, tennis & pickle ball, pools and lake, plus town programs for all ages. Homes in this neighborhood do not come up often so schedule your private showing soon. This may be the one you have been waiting for. The address for 415 Phillips Hill Rd was formerly 2 1/2 or 2A Mary Ann Ln., It was changed by 911. The house is on the corner of Phillips Hill Rd. & Mary Ann Ln. House front is on Mary Ann. Driveway is on Phillips Hill. Professional photography to follow soon.

Listing Details

Asking Price: \$815,000	Taxes: \$20,083	Status: Active
Type: Single Family	MLS ID: 901073	Last Update: 9/2/2025
Added: 10 Day(s) Ago		

Property Details

Address: 415 Phillips Hill Road	City: New City	State: NY
Zip: 10956	County: Rockland	Square Footage: 2,543
Total Bedrooms: 4	Total Bathrooms: 3 full, 1 half	Total Rooms: 10
Fireplaces: 1	Home Style: Colonial	Attic: Pull Stairs