



**76 New Valley Road**  
**New City, NY 10956**  
**For Sale: \$489,000**

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 914378        |
| Square Footage: | 1,491         |
| Year Built:     | 1936          |

Charming cottage style three bedroom ranch on in park-like setting on a generous half acre. Circular driveway, set back from road. Living room with brick fireplace, beamed cathedral ceiling and hardwood floors, huge family room to rear, two full baths and newer kitchen. LR, DR and kitchen all with thermopane bay windows Finished walk-out basement with additional bath. Private back yard with large deck and bamboo grove. Property has some fairly recent renovations but has not been maintained for several years – perfect for someone to improve and make their own.

### Listing Details

|                         |                        |                      |
|-------------------------|------------------------|----------------------|
| Asking Price: \$489,000 | Status: Active         | Type: Single Family  |
| MLS ID: 914378          | Last Update: 9/28/2025 | Added: 81 Day(s) Ago |

### Property Details

|                             |                         |                       |
|-----------------------------|-------------------------|-----------------------|
| Address: 76 New Valley Road | City: New City          | State: NY             |
| Zip: 10956                  | County: Rockland        | Square Footage: 1,491 |
| Total Bedrooms: 3           | Total Bathrooms: 2 full | Total Rooms: 7        |
| Fireplaces: 1               | Home Style: Ranch       | Attic: Crawl          |
| Basement: Finished          | Siding: Cedar           | Year Built: 1936      |

### Location Details

|                      |   |                    |
|----------------------|---|--------------------|
| Lot Size: 0.53 Acres | Lot Description: Back Yard, Front Yard, | Driveway: Driveway |
| Water Front: No      | Water Access: No                        |                    |

### School Details

|                               |                         |  |
|-------------------------------|-------------------------|--|
| School District: Clarkstown   | Elementary School: Link | Middle School: Felix Festa Achievement |
| High School: Clarkstown South |                         |  |

### Heating, Cooling, & Utility Details

|                               |                    |                          |
|-------------------------------|--------------------|--------------------------|
| Heat Type: Baseboard          | Water Type: Public | Sewer Type: Public Sewer |
| Air Conditioning: Multi Units |                    |                          |

### Broker Details

|                             |             |                |
|-----------------------------|-------------|----------------|
| River Realty Services, Inc. | Joseph Kuhl | Melissa Terman |
|-----------------------------|-------------|----------------|