



319 Bliss Lane  
Valley Cottage, NY 10989  
For Sale: \$875,000

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 922886        |
| Square Footage: | 2,246         |
| Taxes:          | \$17,587      |
| Year Built:     | 1990          |

Welcome to Your New Home in Joy Acres – Valley Cottage Nestled in the heart of Joy Acres, one of the most sought-after developments in Valley Cottage, this beautiful Colonial-style home offers the perfect blend of comfort, space, and tranquility. Situated on a corner, flat lot spanning one-third of an acre, the property is surrounded by peaceful, beautifully landscaped grounds. Adding to the privacy, the land directly across the street is undevelopable. Enjoy the quiet charm of the neighborhood while remaining conveniently close to Liberty Elementary School, Nyack High School, the Palisades Parkway, and the New York State Thruway. Inside, the home welcomes you with an inviting front porch and a spacious backyard patio, perfect for both relaxation and entertaining. It features four generously sized bedrooms and two and a half updated bathrooms, with gleaming hardwood floors running throughout. The large eat-in kitchen opens to a cozy family room, while a formal dining room provides the perfect setting for gatherings. A spacious living room, convenient half bath, and large laundry room complete the main floor. Upstairs, the primary suite offers a fully renovated en-suite bathroom, accompanied by three additional bedrooms and two newly renovated full baths. A walk-up attic provides ample storage space. Come visit this warm and welcoming home—it's everything you've been looking for.

### Listing Details

|                         |                 |                         |
|-------------------------|-----------------|-------------------------|
| Asking Price: \$875,000 | Taxes: \$17,587 | Status: Active          |
| Type: Single Family     | MLS ID: 922886  | Last Update: 10/11/2025 |
| Added: 5 Day(s) Ago     |                 |                         |

### Property Details

|                         |                                 |                       |
|-------------------------|---------------------------------|-----------------------|
| Address: 319 Bliss Lane | City: Valley Cottage            | State: NY             |
| Zip: 10989              | County: Rockland                | Square Footage: 2,246 |
| Total Bedrooms: 4       | Total Bathrooms: 2 full, 1 half | Total Rooms: 12       |
| Home Style: Colonial    | Attic: Partial                  | Basement: Full        |
| Siding: Frame           | Year Built: 1990                |                       |

### Location Details

|                      |                    |                 |
|----------------------|--------------------|-----------------|
| Lot Size: 0.34 Acres | Driveway: Driveway | Water Front: No |
| Water Access: No     |                    |                 |

### School Details

|                        |                            |                      |
|------------------------|----------------------------|----------------------|
| School District: Nyack | Elementary School: Liberty | 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