



40 Graney Court
Pearl River, NY 10965
For Sale: \$699,900

Type:	Single Family
MLS#:	984910
Square Footage:	1,849
Taxes:	\$15,235
Year Built:	1960

Welcome to this well maintained and freshly painted home in award-winning Nanuet school district. This colonial-cape offers 4-spacious bedrooms and 2 full bathrooms. Relax in the generously sized living room with hardwood floors and a full brick wall fireplace. Kitchen flows into the dining area with glass sliding doors leading to open deck and enclosed porch-creating indoor and outdoor space for relaxing and entertaining. Updates include: Roof 4 years young with 15-year warranty, AC condenser 3 years, Hot water heater 5 years. Minutes to train, bus, major highways, shopping, restaurants, Golf courses and parks.

Listing Details

Asking Price: \$699,900	Taxes: \$15,235	Status: Active
Type: Single Family	MLS ID: 984910	Last Update: 4/19/2026
Added: 13 Day(s) Ago		

Property Details

Address: 40 Graney Court	City: Pearl River	State: NY
Zip: 10965	County: Rockland	Square Footage: 1,849
Total Bedrooms: 4	Total Bathrooms: 2 full	Total Rooms: 8
Fireplaces: 1	Home Style: Cape Cod	Attic: Unfinished
Siding: Frame	Year Built: 1960	

Location Details

Lot Size: 0.37 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

School Details

School District: Nanuet	Elementary School: George W Miller	Middle School: A Macarthur Barr
High School: Nanuet		

Heating, Cooling, & Utility Details

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

Broker Details

Keller Williams Hudson Valley	Eileen Fennell
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