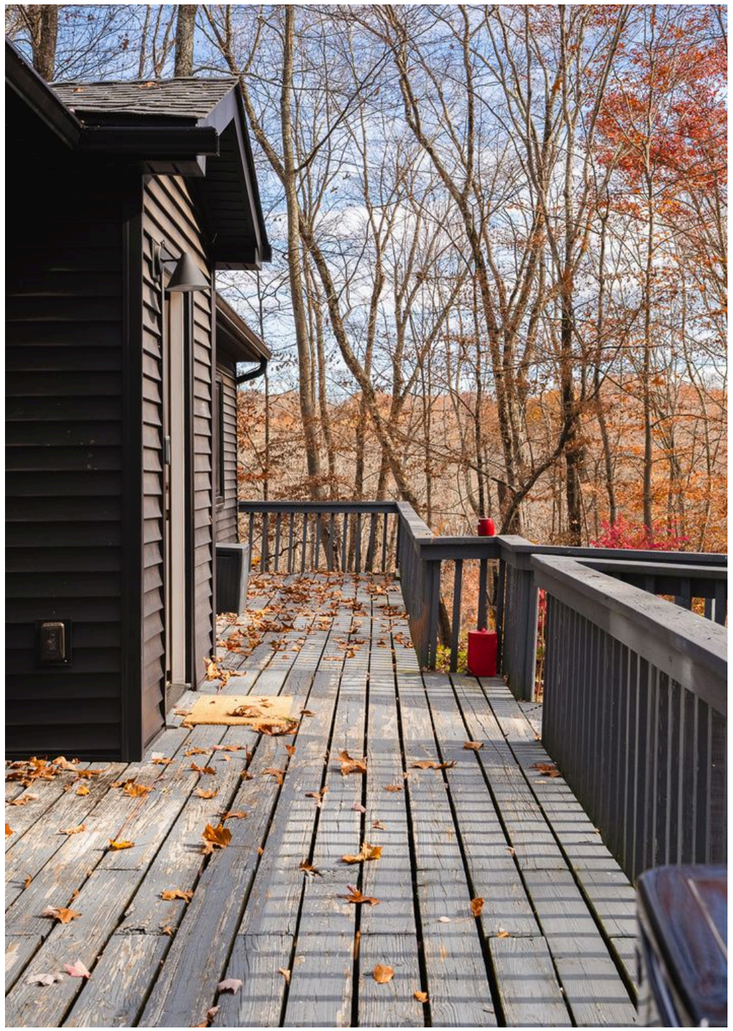


LONGLINE

17 UNION SCHOOL ROAD, MONTGOMERY, NY 12549

FOR SALE BY ARLENA ARMSTRONG-PETOCK
ANATOLE HOUSE



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Introducing Longline.

At the end of a secluded private road, this renovated ranch keeps things simple in the best way: three bedrooms, three baths, and one easy level of living, all wrapped in a deck that makes a strong case for eating every meal outside. Beamed cathedral ceilings, skylights, and oversized windows bring in light from every direction, the trees do a fair amount of the decorating, and a walk-out lower level gives you room to grow. It feels a world away, yet the village of Montgomery is only minutes down the road.








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STEP INSIDE

The main floor is open and bright, with hardwood underfoot and rooms that flow into one another, so there's space to gather without everyone ending up in the same corner. The living room centers on a fireplace, which does a lot to make February bearable. The kitchen, renovated in 2022, is built for actual cooking and hosting and opens to the living and dining space, so whoever is making dinner stays part of the conversation. Three bedrooms and two full baths, including a primary en suite, keep the everyday essentials on one level. The bedrooms and bathrooms were also redone in 2022, followed by new flooring and fresh interior paint in 2023. All furnishings, minus the art, can be included.

Downstairs, the walk-out lower level holds the laundry, another full bath, a partially finished office, and an unfinished family room with a slider straight out to the backyard. It's ready for whatever you have in mind, whether that's a studio, a gym, or a guest hangout, and there's plenty of storage on top of that. The less photogenic upgrades are covered too: a new propane combi boiler for heat and hot water, a new pressure tank, and whole-house filtration in 2022; a new well pump and siding in 2023; and a septic pumping in April 2025.

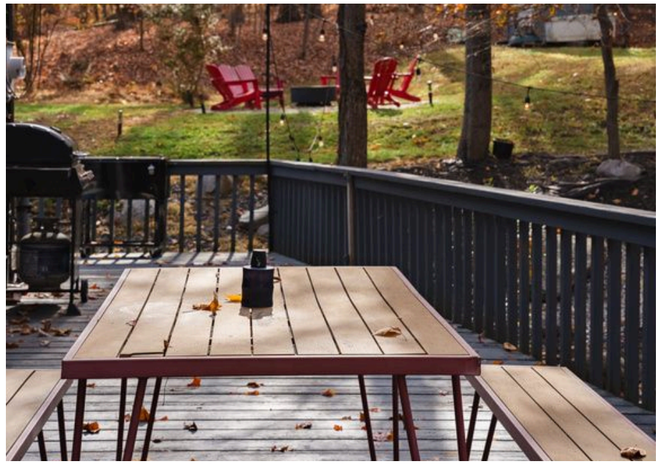


THE GROUNDS

Outside, the wraparound deck looks out over wooded, gently rolling land, with a fire pit for cool nights and an outbuilding for the mower, the bikes, or the kayaks. A garden and chicken coop add a bit of everyday upstate life. The home sits on 1.4 acres, and a neighboring 2-acre parcel is included, so you're buying your privacy rather than borrowing it from the next lot.

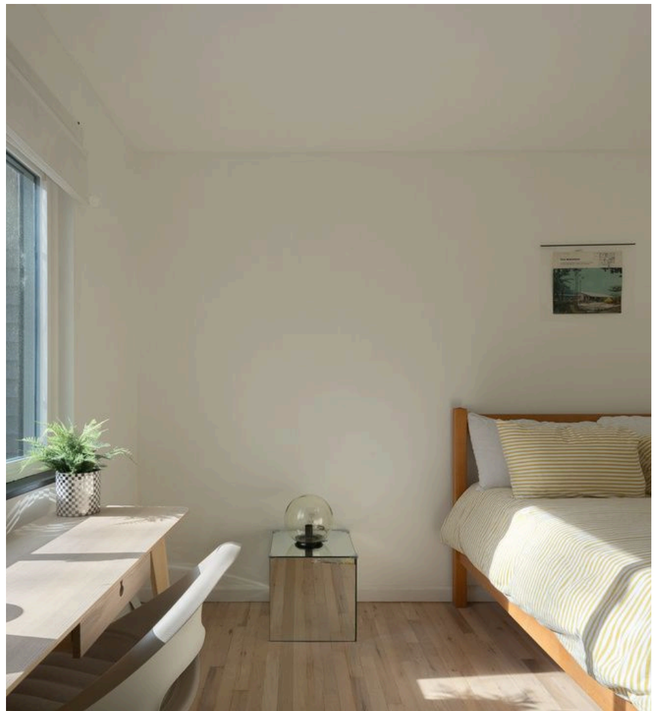
THE LOCATION / MONTGOMERY, NY

The village of Montgomery has a handsome historic main street lined with shops and restaurants, and Winding Hills Park is close by, with wooded trails and a stocked lake for a weekend reset. Middletown is about 15 minutes away for a pint at Equilibrium Brewery, and Hurds Family Farm in Modena is about 20 minutes away for apples and pumpkins in the fall. Walden, Pine Bush, and Wallkill are all nearby, and quick access to I-87 and I-84 makes the drive south easy.













Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.

MORE INFO

AT A GLANCE

- Year Built: 1989
- Bed/Bath: 3 BR / 3 BA
Town record states 2.5 baths
- Sqft: 2,400
- Acres: 3.4
- SBL: 21-1-26.14 + 21-1-26.13
- Access: Private road, driveway
- Siding: Vinyl, replaced 2023
- Roof: Asphalt shingle

TOP AMENITIES

- Wooded setting
- Wraparound deck + fire pit
- Renovated kitchen + baths
- Garden + chicken coop
- Furnishings can be included, except art
- Additional parcel

UTILITIES

- Electric: Orange & Rockland, $225/mo
- Heat: Hot water baseboard, propane
- Cooling: Window units, included
- Septic: Pumped April 2025
- Water: Drilled well + filtration
- Hot water: On-demand tankless, propane, 2022
- Fuel: Propane, $3,600/year

AUDIO RECORDING DEVICE

Security cameras on the premises.

APPLIANCES

- Fridge
- Oven/Range
- Dishwasher
- Microwave
- Washer + Dryer
- Electric fireplace
- Whole-house water filtration

DRIVEWAY/YARD

Private road with road maintenance agreement.

TAX INFO

- Town/County: $3,301
- School: $6,434

CONNECTIVITY

- Cell Service: Good
- Internet: Spectrum cable

FURNITURE + CONTENTS

All furnishings can be included except art.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.



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