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75 S Camp Hill Road, Pomona, New York 10970

MLS#: **837716** Prop Type: **Residential** Price: **\$750,000**
 Status: **Coming Soon** Sub Type: **Single Family Residence** DOM: **0**



City/Township: **Ramapo** County: **Rockland County**
 Post Offc/Town: **Pomona** Manhattan Sect:
 Village: **Pomona** Neighborhood:
 Bedrooms: **4** Senior Comm: **No**
 Baths: **2 (2 0)** Levels in Unit/Home: **Two**
 Rooms Total: **13** Stories in Bldg:
 Architect. Style: **Cape Cod** Liv Sqft (Est): **1,832 Plans**
 Yr Built: **1910** Waterfront: **No**
 Property Cond: **Updated/Remodeled** Water Access: **No**
 Acre(s): **1.30** Builders Lot #:
 Lot Size SqFt: **56,628**

Public Remarks

FIRST TIME ON THE MARKET IN NEARLY 50 YEARS – A TRULY SPECIAL OFFERING. Step into something extraordinary - this cherished home is being offered for the first time in nearly half a century, and it's nothing short of a gem. Lovingly renovated from top to bottom with no expense spared, this 4-bedroom, 2-bathroom beauty blends timeless character with all the comforts of modern living. From the moment you walk in, you'll feel the warmth. Whether it's the cozy family room with its wood-burning stove, the welcoming living room fireplace, or the soft glow of a stained-glass window catching the afternoon light, every corner of this home feels like a deep exhale. The heart of the home is the stunning chef's kitchen - custom-painted cabinetry, a gorgeous, tiled backsplash, granite counters, a Shaws Original farmhouse sink, and the crown jewel: a Bertazzoni commercial-style range ready for your next culinary adventure. Just off the kitchen, the sunny, glass-wrapped sunroom - complete with skylights - offers the perfect spot for morning coffee or a quiet afternoon read. Out back, the magic continues. Sited on 1.3 acres of flat, usable land, the property boasts multiple decks for entertaining, an incredible stone grilling island, and an amazing screened-in porch for those long, easy evenings. Mature plantings, open sky, and room to breathe - it's a rare kind of outdoor space that feels like a retreat. Practical upgrades include Andersen windows, a French drain system for peace of mind, and an oversized detached two-car garage with plenty of extra room for storage or workshop space. And the location? You're right in the heart of it all - tucked away and private, yet just a short stroll to everything you need. This isn't just a home; it's a story waiting to be written... come make it yours!

Interior Features

Interior: **1st Floor Bedroom, 1st Floor Full Bath, Breakfast Bar, Ceiling Fan(s), Chefs Kitchen, Crown Molding, Eat-in Kitchen, Entrance Foyer, Formal Dining Room, Granite Counters, High Speed Internet, Kitchen Island, Primary Bathroom, Primary Bedroom Downstairs, Natural Woodwork, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Washer/Dryer Hookup**
 Appliances: **Convection Oven, Dishwasher, Dryer, Exhaust Fan, Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer, Water Softener Owned**
 Laundry: **Gas Dryer Hookup, In Basement, Washer Hookup** Common Walls:
 Flooring: **Carpet, Hardwood, Tile** Fireplace: **Yes, 2, Family Room, Masonry, Wood Burning Stove**
 Basement: **Yes, Full, Unfinished, Walk-Out Access** Attic: **Dormer**

Exterior Features

Exterior Feat: **Lighting, Mailbox, Rain Gutters**
 Lot Feat: **Back Yard, Cleared, Front Yard, Landscaped, Level, Near Public Transit, Near School, Near Shops, Partly Wooded, Wooded**
 Garage/Spaces: **Yes/2** Carport/Spaces: **No** Parking Fee:
 Parking: **2/Detached, Driveway**
 Construction: **Blown-In Insulation, Frame** Foundation: **Block, Stone**
 Location Desc: Road Responsibility: **Public Maintained Road** Road Frontage: **County Road, State Road**
 View: **Trees/Woods** Other Structures: **Garage(s), Shed(s)** Fencing:
 Body Type: Security Features: **Security Lights, Security System, Smoke Detector(s)** Horse Y/N: **No**
 Pool: **No** Patio/Porch Feat: **Deck, Patio, Porch, Screened**
 Window Feat: **Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, New Windows, Screens, Skylight(s), Wood Frames**

Systems & Utilities

Cooling: **Wall/Window Unit(s)** Sewer: **Public Sewer**
 Heating: **Baseboard, Hot Water, Natural Gas** Water: **Public**
 Utilities: **Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected,** Water/Sewer Expense:



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**Sewer Connected, Trash Collection Public,
Water Connected
Orange & Rockland**

Other Equip: **Dehumidifier**

Electric Co:

Community/Association

School District: **East Ramapo (Spring Valley)**
Middle Sch: **Pomona Middle School**
Association Y/N: **No**
Addl Fees: **No**

Elem Sch: **Hempstead Elementary School**
High Sch: **Ramapo High School**

Addl Fee Desc:

Property/Tax/Legal

Tax ID#: [392609-033-005-0001-022-000-0](#)

Taxes Annual: **\$12,115.19**

Tax Year: **2024**

Taxes Include:

Assessed Value: **\$44,900**

Tax Source: **Municipality**

Property Attchd: **No**

Zoning:

Flip Tax:

Exclusions: **Chandelier in Dining Room, All Curtains**

Common Interest:

Lease Consid: **No**

Board of Health App:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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