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THE TARALLO TEAM
 AT PARK STERLING REALTY
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Cross Property Client Full



MLS#:	6325538 <i>Active</i>	List Price:	\$2,900 /Month
Addr:	17 Lawrence Avenue Unit#1	County:	Westchester County
PO:	Sleepy Hollow	Zip:	10591-2307
City/Town:	Mount Pleasant	Hamlet/Loc.:	
Village:	Sleepy Hollow		
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P Type:	Rental	Type:	Multi-Family
Sub/Devel:		Rooms:	6
Beds:	2	SqFt:	930
Baths:	1 (1 0)	Levels:	1.00
		Lot Size:	0.060
		Lvls Cmplx:	3
		Builders Lot #:	
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Sch Dist:	Tarrytown	Elem:	Tarrytown
Jr High:	Sleepy Hollow	High:	Sleepy Hollow

Style: **Trilevel** Model:

Basement:	Bilco Door(s), Full, Unfinished	Attic:	None	Fireplaces:	0
Yr Blt:	1925 / Actual	Short Trm:		Term:	12 Months
Pets:	None Allowed	Available:	09/01/2024	Security Amt:	1 Month
Lease Conditions:	Security Deposit				
Landlord Pays:	Garbage/Trash Collection, Heat, Hot Water, Recycling, Sewer, Snow Removal, Water				

Tax ID#: **3401-115-011-00003-021-0000** Addl Fees: HOA:

Amenities: **Balcony, Close to Bus, Close to Park, Close to Railroad, Close to School, Close to Shops, Eat in Kitchen, Formal Dining Room, Near Public Transportation, Private Laundry, Storage Ceiling Fan, Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer**

Includes:
 Excludes:
 Elec Co: **Con-Edison**
 Heat Zones/Type: **1/Radiator, Steam**
 A/C: **None**
 Garbage: **Public**
 Parking: **Street Parking**
 Lot Description: **Level**
 Siding Desc: **Shingle**

Fuel: **Oil Above Ground**
 Water: **Municipal**
 Hot Water: **On Demand**
 Sewer: **Municipal**

Remarks

PRISTINE CONDITION AND PERFECT LOCATION! This completely remodeled, sun-drenched, main-level, 2-bedroom, 1-bath apartment is waiting for you to call it home. Everything you could ask for... gleaming floors, brand new kitchen with stainless appliances and tiled backsplash, updated bathroom with stone, glass, and tile accents, separate dining room, and an oversized living room with bay window. What's more, you have on-site laundry, extra basement storage, a beautiful shared outdoor courtyard space, and heat, hot water, and cooking gas included! All of this nestled right in the heart of Sleepy hollow, right off Beekman Avenue allowing you to walk to EVERYTHING with fast access to Metro North, major highways, and all the culture, shopping, parks, and fine dining that Sleepy Hollow has to offer. Welcome home!

Directions: **Broadway to Beekman Avenue to Lawrence Avenue.**

Prepared By: Michael A. Tarallo

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