



**10 PAULINE COURT
SPRING VALLEY, NY**

10PaulineCtSpringValley.com

LOT SQ. FT: 11,761
INTERIOR SQ. FT APPROX: 2,210
VIEWS/EXPOSURE: WEST (Front Facing)
YEAR BUILT: 1990's
TAXES: \$10,271.91

ROOMS: 9
BEDROOMS: 4
FULL BATHS: 3

LOCATION:
Spring Valley High School - 1.0-1.5 miles

Ramapo High School - 3-4 miles

By train + transfer (via Pascack Valley Line → Hoboken, etc.): - 1 hr 16 min (on average) to reach NYC

By coach bus (from Spring Valley Bus Terminal / Park & Ride to Port Authority): - 1 hr 20 min

By car: driving distance to Manhattan is roughly 32 miles - 45-50 minutes (non-peak)

FASCIA: Vinyl Siding

MECHANICS:
Wall Unit AC
Window Unit AC
Vinyl Siding
Baseboard Hot Water Heating System
1 Heating Zone
2025 Hot Water Heater

HOME FEATURES:
Attached 1 Car Garage
3 Driveway Parking Spaces
Asphalt Driveway

ENTRY FOYER:
Skylights

DINING ROOM:
Formal / Separate

KITCHEN: (2)
Eat In / Breakfast Area
Skylight
Frigidaire Fridge
Dacor Stove
GE Microwave
Dacor Oven
Bosch Dishwasher
1 Sink

FAMILY/GREAT ROOM:
Upper level Living Room
Lower Level Family Room

PRIMARY BEDROOM:
1 large closet

ADDITIONAL BEDROOMS:
1 Closet

LAUNDRY ROOM:
Maytag Washer
LG Dryer
Linen Closet

LOWER LEVEL:
Fully Finished
Kitchen
Family Room
Full Bathroom
Bedroom
Access to Backyard / Garage

BACKYARD:
Mature Landscaping
Partially Fenced



82 N Summit Street | Tenafly, NJ 07670 | O: 201.894.8004 | F: 201.399.7669 | segrealty.com

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