



\$ 440,000



3454 State Route 208, Campbell Hall, NY 10916

- » Beds: 3 | Baths: 2 Full
- » MLS #: 867909
- » Single Family | 1,512 ft<sup>2</sup> | Lot: 87,120 ft<sup>2</sup> (2 acres)
- » More Info: [3454StateRoute208.IsForSale.com](http://3454StateRoute208.IsForSale.com)



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#### Remarks

Charming Cape Cod-style home nestled on a spacious 2-acre lot in desirable Campbell Hall. This well-maintained property features a detached two-car garage with an attached workshop, plus a large, shed ideal for storing lawn equipment. Roof is 3 years old and comes with a 50-year warranty. Septic was cleaned out 3 months ago. Enjoy peace of mind with a newer roof and gutters, installed just two years ago. Inside, you'll find beautiful hardwood floors throughout and a high-efficiency Navien system added in 2016. Brand new center island in the kitchen. Freshly painted with a brand-new front porch, this home also boasts a lovely deck and patio perfect for outdoor entertaining and beautiful view of the garden. While tax records list 3 bedrooms, the home includes 5 rooms that can function as bedrooms two are currently being used as additional living spaces. Conveniently located near the commuter train for easy access to the city. Act fast this gem won't stay on the market for long!

