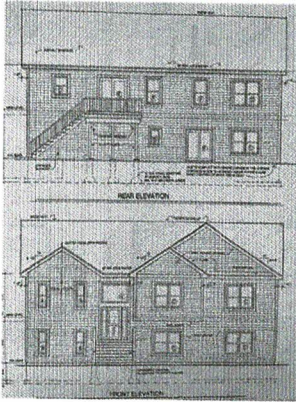


Cross Property Client Full



MLS#: **6316299** *Active* List Price: **\$599,900**
 Addr: **195 Rochdale**
 PO: **Poughkeepsie** County: **Dutchess County**
 City/Town: **Poughkeepsie Town** Zip: **12603**
 Village: **None** Hamlet/Loc.:

P Type: **Single Family** Type: **Detached**
 Sub/Devel: Builders Lot #:
 Beds: **4** SqFt: **2,500** Rooms: **12**
 Baths: **3 (3 0)** Acre(s): **0.4800** Levels: **2.00**

Sch Dist: **Arlington** Elem: **Traver Road**
 Jr High: **Union Vale Middle School** High: **Arlington**

Style: **Contemporary, Raised Ranch** Model:

Level Description
1 **Master Bedroom (15 x 14 laminate floors, walkin closet), Bedroom (14 x 10 laminate floors)**
, Bedroom (13'6 x 9 laminate floors), Bathroom (stand alone tub, 2 sink vanity, tile floors)
, Bathroom (bath/shower combo, tile floors), Kitchen (Open kitchen with island, laminate floors)
, Dining Room (walk out to deck, laminate floors), Family Room (laminate floors), Additional (Walkin pantry)
3 **Family Room (laminate floors)**
Lower **Bedroom (20 x 24 laminate floors), Bathroom (tile floors)**
, Laundry Room (laminate floors washer/dryer hookups)

Basement: **Finished, Full, Walk Out** Attic: **Pull Stairs** Fireplaces:
 Yr Blt: **2024 / Under Const** Yr Reno:

Tax ID#: **13468900636200011615730000** Tax: **\$2,909** Tax Year: **2024**
 Tax Src: **Municipality** Assmt: HOA:
 Addl Fees: **No**
 Avail Financing: **None**

Amenities: **1st Fl Master Bedroom, 1st Floor Bedrm, 1st Floor Full Bath, Chefs Kitchen, Close to Park, Close to School, Close to Shops, Deck, Dining Area, Eat in Kitchen, Granite Countertops, Island Kitchen, Laundry Room/Private, Master Bath, New Windows, Open kitchen, Pantry, Soaking Tub, Storage, Walk In Closet, Walk Out Basement**

Includes: **Dishwasher, Energy Star Appliance(s), Light Fixtures, Oven/Range, Wine Cooler**

Excludes:
 Elec Co: **Central Hudson**
 Heat Zones/Type: **Forced Air** Fuel: **Propane**
 A/C: **Central** Water: **Municipal**
 Garbage: **Private** Sewer: **Septic**
 Parking: **2 Car Attached, Driveway, Garage Parking**
 Lot Description: **Level**
 Siding Desc: **Vinyl**

Remarks

Pre-construction pricing! Time to customize your own colors in this brand new 4 Bed modern raised ranch. The open floor plan hosts 9'0" ceilings both levels. The kitchen complete with a wine refrigerator, walk in pantry for all your storage and small appliance needs. The spa like main bedroom and bath features a soaking tub, dual vanities and tile shower. and walk in closet. Bring the extended family with a separate downstairs living space that includes a large bedroom, Family room, outdoor access and a full bathroom.

Directions: **Conveniently located off County RT 44. Easy access from the parkway, please google address. 195 Rochdale Rd Poughkeepsie. Look for the Real Estate signs.**

Prepared By: Steven Schweitzer

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