

David Phaff & Associates at RealtyUSA is pleased to offer

3 Brinker Circle, Glenmont

Pride of Ownership Shines in this Dowerskill Village Gem!



- 3 BR, 2 BA, 1165 above ground square feet
- Move-in condition
- Modern, neutral décor with tasteful updates throughout
- Desirable neighborhood with recreational facilities
- Large, well-manicured lot with room to grow

Look no further! This immaculate home has much to offer at a fantastic value.

Freshly painted walls and updated flooring give each room an airy, modern feel. The kitchen has newer appliances and neutral, updated countertops.

The formal dining room has French doors which open onto the deck and the living room features a handsome, antique mantel surrounding a gas fireplace, and cathedral ceilings with a skylight.



456-5333

After Hours, Ext 5555

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Information contained herein is deemed reliable but is not guaranteed.

**David
Phaff**

& ASSOCIATES at

RealtyUSA
.com

Real People, Real Service, Real Estate!

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Left: Spacious and neutral bedrooms

Below: An office, one of the updated full baths and the well-appointed basement rec room

Room Dimensions

First Level

Den 9-11 x 15
Full Bath 6 x 7-10

Second Level

Living Room 11-10 x 16
Formal Dining Area 11 x 9-6
Kitchen 10-8 x 11

Third Level

Full Bath 1 6-9 x 8
Bedroom 1 11 x 12-10
Bedroom 2 9-3 x 13-9
Bedroom 3 9-6 x 11-4

Basement

Family Room 14-10 x 18-5
Laundry 6 x 7-11



Other Details

Lot Size 173' x 79'
Heating System Hot Air
Heating Fuel Natural Gas
Cooling Central Air
Average Utility Bill \$241 / Month
HOA Fees \$34 / Month
Roof Asphalt Shingle
Exterior Aluminum and Brick
Water & Sewer Public
Taxes Town \$ 1458
School \$ 3584
School District Ravena-Coeymans-Selkirk
Appliances Included:
Range with Oven
Refrigerator
Dishwasher
Disposal
Microwave
Washer & Dryer

Below: The landscaped yard and well sized deck offer the perfect space for backyard barbeques and warm weather fun. The shed is great for additional storage.



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