

\$725,000 - 16 Nelson Lane, Garrison

MLS® #856500

\$725,000

3 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.96 Acres

N/A, Garrison, NY

Charming updated Garrison home just steps to GUFS Prek-8 Blue Ribbon School. Lovely flat pasture like sunny 1-acre parcel on a quiet country dead-end dirt road with stream and bonus storage sheds. Move right in or bring your vision and renovate/expand & upsize to create your forever upstate dream home in the heart of much sought-after Garrison NY.

Low yearly RE taxes of only \$7,824 (before Star rebate!)

Hardwood floors, quartz countertops, stainless appliances, 3-zone smart thermostats, smart laundry center, whole house fan, and more. Spacious mud/laundry room, garage, ample storage. Well-landscaped grounds for relaxation and entertainment.

Close to amenities: Garrison Metro North (walkable/bike-able), PreK-8 and Highschool, stores, hiking trails, Boscobel, Cold Spring Village, Highlands Country Club.

Walk out finished basement used as office & gym.

Three choices of high schools - (bus service provided): Cold Spring Haldane, O'Neill or Putnam Valley



Built in 1972

Essential Information

MLS® #	856500
Price	\$725,000

Sold Price	\$678,500
Date Sold	August 21st, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.96
Taxes	\$7,824
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Exp Cape
Status	Closed

Community Information

Address	16 Nelson Lane
Subdivision	N/A
City	Garrison
County	Putnam County
State	NY
Zip Code	10524

Amenities

Utilities	Cable Available, Electricity Connected, Propane
Parking Spaces	5
Parking	Attached, Driveway, Garage, Garage Door Opener
# of Garages	2

Interior

Interior	Hardwood, Laminate
Interior Features	First Floor Bedroom
Appliances	Dishwasher, Gas Range, Microwave, Range, Refrigerator, Stainless Steel Appliance(s), Gas Water Heater, Water Purifier Owned, Water Softener Owned
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full, See Remarks, Walk-Out Access

Exterior

Exterior Features	Balcony, Garden
Exterior	Frame

School Information

District	Garrison Union Free
Elementary	Garrison
Middle	Garrison School
High	Contact Agent

Additional Information

Date Listed	May 1st, 2025
Days on Market	76

Listing Details

Listing Courtesy of	Compass Greater NY, LLC
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