

\$699,000 - 6 Heritage Hills # A, Somers

MLS® #856753

\$699,000

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Residential on 6.05 Acres

N/A, Somers, NY

In the heart of the prestigious Heritage Hills community in Somers, New York, 6A Heritage Hills is a rare offering that blends the comfort of private home living with the ease and luxury of a well-maintained condominium lifestyle. This desirable end unit, located at the very entrance of the complex and quietly nestled at the end of a cul-de-sac, offers a unique combination of privacy, accessibility, and tranquility. Free from through-traffic and just steps from convenient guest parking, the location is as peaceful as it is practical.

From the moment you arrive, it's clear this is a special property. The backyard is a true highlight—expansive and reminiscent of a private country club, yet entirely maintenance-free. Whether you're hosting guests or enjoying a quiet afternoon outdoors, the setting is unmatched. Two sliding glass doors on the main level open directly to this incredible outdoor space, creating a seamless indoor-outdoor flow that enhances daily living. A retractable awning offers extra shade and comfort, allowing for enjoyable outdoor use in any weather.

Inside, the home's thoughtful layout and modern updates immediately impress. The sought-after York model offers over 1,700 square feet across two levels. The main floor features wide hallways, an open-concept living and dining area, and abundant natural light throughout. The updated kitchen and stylish



powder room offer both functionality and elegance. A spacious living room with a cozy wood-burning fireplace adds warmth and character, ideal for both entertaining and everyday living.

Upstairs, the enhancements continue with new flooring and two fully renovated bathrooms featuring high-end finishes. The large primary bedroom includes a ductless air conditioning system for personalized comfort. A dedicated laundry room on the second floor—an often-overlooked feature—adds daily convenience.

Every corner of this home reflects meticulous care and thoughtful upgrades, including a new central air handler and condenser installed by Bell Heating, a saltwater system, a Kinetico water softener, a new dishwasher, and a new water heater. A one-car attached garage provides direct interior access and extra storage, enhancing both comfort and practicality.

The Condo 9 Association is beautifully maintained, with new pavers and manicured landscaping that contribute to excellent curb appeal. As a resident of Heritage Hills, you™ll enjoy a wealth of amenities designed to support an active lifestyle. These include six swimming pools, tennis and pickleball courts, bocce, a state-of-the-art fitness center, walking trails, a playground, and a vibrant clubhouse offering classes, clubs, and community events. For golf lovers, Somers National Golf Club is located within the community and offers memberships for an additional fee.

Additional benefits include 24-hour security and a convenient shuttle to Somers Towne Center and the Metro-North train station, making errands and commuting simple. The

home is also minutes from popular local spots like Bobos Café, Deciccoâ€™s Market, Sweet Delites Bakery, CVS, and more.

Financially, 6A offers outstanding value. Town and county taxes are \$1,206.02, and school taxes are \$4,475.18, totaling \$5,681.20. With the Basic STAR exemption of \$1,586.49, net taxes drop to just \$4,094.71 annually. Monthly costs include a \$640.57 HOA fee, a \$237.84 Society fee, \$48.61 for sewer, and typical water bills ranging from \$50 to \$60.

Whether youâ€™re moving up, scaling down, or looking for a turnkey residence in a prime location with low taxes and resort-style amenities, 6A Heritage Hills is a rare opportunity. More than just a home, it offers a lifestyle defined by comfort, convenience, and community.

Built in 1979

Essential Information

MLS® #	856753
Price	\$699,000
Sold Price	\$680,000
Date Sold	July 21st, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	6.05
Taxes	\$5,681
Year Built	1979
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	6 Heritage Hills # A
Subdivision	N/A
City	Somers
County	Westchester County
State	NY
Zip Code	10589

Amenities

Utilities	Electricity Connected, See Remarks
# of Garages	1

Interior

Interior Features	Chefs Kitchen, Eat-in Kitchen, Entrance Foyer, Formal Dining, Granite Counters, High Speed Internet, Kitchen Island, Primary Bathroom, Open Floorplan, Open Kitchen, Quartz/Quartzite Counters, Walk Through Kitchen
Appliances	Convection Oven, Cooktop, Dishwasher, Electric Cooktop, Electric Range, Electric Water Heater, Indirect Water Heater, Water Softener Owned
Heating	Electric, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Frame
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School Information

District	Somers
Elementary	Primrose
Middle	Somers Middle School
High	Somers Senior High School

Additional Information

Date Listed	May 2nd, 2025
Days on Market	5
HOA Fees	878.41
HOA Fees Freq.	Monthly
Levels	Two
Pets	No Restrictions

Listing Details

Listing Courtesy of Douglas Elliman Real Estate

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