

# \$465,000 - 806 Orchard Hill Lane, Brewster

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MLS® #H6312938

**\$465,000**

2 Bedroom, 2.00 Bathroom, 1,610 sqft

Residential on 0.01 Acres

REED FARM, Brewster, NY

REED FARM TOWNHOUSE. Located at the end of a most desirable cul-de-sac on a high site with fabulous distant views. Desirable Upper Jonathan model in the Reed Farm community of townhouse condominiums. It houses 1610 square feet of finished living space on three levels with two bedrooms, including a primary suite on the main level with its own spacious bath and an adjacent room that could be used as an office, sitting room or nursery. Additional features include vaulted ceilings, hardwood, laminate and tile floors, a fireplace and a private deck with a phenomenal distant view. The Lower Level is 600 square feet and is considered finished storage. It houses a large recreation room, laundry and storage closets. The grounds are beautifully maintained. For recreation, there are basketball and tennis courts, a playground, clubhouse and swimming pool. Centrally located, within walking distance to orchards and easy access to Metro North and commuting arteries.



Built in 1988

## Essential Information

|            |                    |
|------------|--------------------|
| MLS® #     | H6312938           |
| Price      | \$465,000          |
| Sold Price | \$445,000          |
| Date Sold  | February 3rd, 2025 |
| Bedrooms   | 2                  |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,610       |
| Acres          | 0.01        |
| Taxes          | \$8,087     |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Style          | Townhouse   |
| Status         | Closed      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 806 Orchard Hill Lane |
| Subdivision | REED FARM             |
| City        | Brewster              |
| County      | Putnam County         |
| State       | NY                    |
| Zip Code    | 10509                 |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Basketball Court, Clubhouse, Playground, Tennis Court(s) |
| Utilities | Trash Collection Private                                 |
| Parking   | Assigned                                                 |
| Has Pool  | Yes                                                      |
| Pool      | Community, In Ground                                     |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior          | Carpet                                                         |
| Interior Features | Cathedral Ceiling(s), Primary Bathroom, Ceiling Fan(s)         |
| Appliances        | Dishwasher, Dryer, Electric Water Heater, Refrigerator, Washer |
| Heating           | Electric, Heat Pump                                            |
| Cooling           | Central Air                                                    |
| Has Basement      | Yes                                                            |
| Basement          | Finished                                                       |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| # of Stories      | 3                                                              |

### Exterior

|                 |                  |
|-----------------|------------------|
| Lot Description | Cul-De-Sac       |
| Windows         | Blinds           |
| Exterior        | Frame, Clapboard |

**School Information**

|            |                             |
|------------|-----------------------------|
| District   | Brewster                    |
| Elementary | John F. Kennedy             |
| Middle     | Henry H Wells Middle School |
| High       | Brewster High School        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2024 |
| Days on Market | 160             |
| HOA Fees       | 458             |
| HOA Fees Freq. | Monthly         |
| Levels         | Three Or More   |
| Pets           | No Restrictions |
| Model          | Upper Jonathan  |

**Listing Details**

|                     |                    |
|---------------------|--------------------|
| Listing Courtesy of | Ginnel Real Estate |
|---------------------|--------------------|

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Listing information last updated on November 4th, 2025 at 2:01pm EST