

\$605,000 - 616 Heritage Hills Drive # F, Somers

MLS® #819120

\$605,000

2 Bedroom, 2.00 Bathroom, 1,860 sqft

Residential on 0.00 Acres

Heritage Hills, Somers, NY

This spacious Berkshire model on the pond and located on a quiet cul-de-sac, features two bedrooms (one bedroom on the main level is currently being used as a den), two full baths (one bathroom is located on the main level adjacent to the bedroom; laundry), plus a versatile loft area. Discover the perfect blend of comfort and serene pondside living in this 1,860 sq. ft. two-level Berkshire end unit with an attached one-car garage. This pretty condo boasts a desirable layout with fantastic views and offers a lovely formal living room with pellet stove fireplace, and sliders out to the backyard patio. The eat-in kitchen features sliders out to lush lawn space and tranquil pond views—ideal for relaxation or entertaining. The formal dining room showcases elegant crown moldings, and additional baseboard heating, providing warmth to both the dining and living spaces. On the second level, the primary bedroom suite impresses with built-in additional closets, a ceiling fan, crown moldings, a spacious walk-in closet with attic access, and an ensuite bath featuring a Whirlpool tub, walk-in shower, skylight, and double vanity sinks and completes this private retreat. The versatile loft area overlooks the formal living room and offers additional space, perfect for a home office, guest area, or hobby room! Hot water heater (2016), A/C unit (1991) serviced annually. Buyers are to pay a one-time, non-refundable Capital Contribution fee of \$1500 to Society at closing. Condo is being



sold "as is" (no minor inspection requests).
Taxes without Basic STAR exemption of \$1569. HOA total of \$890.89 = Condo 25 fee \$604.00 + Society fee \$286.89. Sewer fee \$48.61/month. The water fee is approximately \$40 per month and is based on usage. No assessments. Enjoy the best of Heritage Hills living with breathtaking pond views and resort-style amenities: 5 pools, tennis, pickleball, playground, 24-hour security with EMS, golf (additional fees), free shuttle to train and shops, Activity and Fitness Centers, and much, much more. Don't miss this exceptional opportunity! Walk to the pool and tennis courts!

Built in 1987

Essential Information

MLS® #	819120
Price	\$605,000
Sold Price	\$610,000
Date Sold	May 23rd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,860
Acres	0.00
Taxes	\$5,193
Year Built	1987
Type	Residential
Sub-Type	Condominium
Style	Other
Status	Closed

Community Information

Address	616 Heritage Hills Drive # F
Subdivision	Heritage Hills
City	Somers
County	Westchester County

State	NY
Zip Code	10589

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Golf Course, Pool, Recreation Facilities, Security, Snow Removal, Tennis Court(s), Trash
Utilities	Underground Utilities
Parking	Garage
# of Garages	1
View	Water
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes
Pool	Community

Interior

Interior Features	First Floor Bedroom, First Floor Full Bath, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Double Vanity, Eat-in Kitchen, Formal Dining, Primary Bathroom, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Oven, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
Has Basement	Yes
Basement	None
Fireplace	Yes
# of Fireplaces	1

Exterior

Lot Description	Cul-De-Sac, Near Golf Course, Near School, Views
Exterior	Wood Siding

School Information

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

Additional Information

Date Listed	February 25th, 2025
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Days on Market	62
HOA Fees	890.89
HOA Fees Freq.	Monthly
Levels	Two
Pets	No Restrictions
Model	Berkshire

Listing Details

Listing Courtesy of Houlihan Lawrence Inc.

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Listing information last updated on October 17th, 2025 at 12:00am EDT