

\$749,999 - 521 Heritage Hills # A, Somers

MLS® #888005

\$749,999

3 Bedroom, 2.00 Bathroom, 1,793 sqft

Residential on 1.25 Acres

N/A, Somers, NY

Coming soon to Heritage Hills, this beautifully updated Sherman I end unit is a rare offering that effortlessly combines luxury, light, and lifestyle in one of Westchester's most sought-after communities. Set within the well-run and financially strong Condo 17, this bright and airy corner residence has been meticulously maintained and thoughtfully improved, offering the perfect balance of elegance, comfort, and turnkey convenience.

From the moment you enter, you'll notice the crisp, clean lines, freshly painted walls, and the abundance of natural light that pours into every room. The kitchen is truly stunning, featuring stainless steel appliances, custom cabinetry, and finishes that speak to quality and taste. Seamless transitions lead to the open concept living and dining areas, perfect for entertaining or simply relaxing in style. Step outside to enjoy two private patios—one off the dining room for alfresco dining and one off the serene primary suite, ideal for quiet mornings and golden hour sunsets.

This unit is enhanced by a long list of significant upgrades. The attached one car garage has been transformed with a custom storage system and high end epoxy flooring, an investment of over \$5,000 that adds both beauty and utility. A new hot water heater was installed just three years ago, and all closets have been outfitted with custom California Closet systems for maximum organization and



style. Bathrooms feature all-new frameless shower doors, offering a modern, spa-like aesthetic, and the custom window treatments throughout included in the sale complete the look. Every detail has been curated to feel like a home pulled straight from the pages of an Ethan Allen catalog.

This is not just a home, it's a lifestyle. Heritage Hills offers an unmatched suite of amenities, including five swimming pools, seven tennis courts, a fitness center, platform tennis, a bocce court, and a clubhouse that hosts year-round activities. Residents also enjoy the convenience of 24-hour security and shuttle service to the Metro-North train station, adding ease and peace of mind to everyday living.

Financially, this property offers great value and transparency. Gross annual taxes total \$7,173.40, broken down into \$1,522.79 for town and county and \$5,650.61 for school taxes. Eligible buyers can benefit from STAR exemptions: the Basic STAR reduces taxes to \$5,586.91, while the Enhanced STAR and if applicable brings them down to an exceptionally low \$2,177.91.

Monthly ownership costs include an HOA fee of \$748.57 for Condo 17 and a Society fee of \$260.23, managed by Heritage Management. The monthly sewer fee is \$48.61, and quarterly water bills average approximately \$140. A one-time, non-refundable Capital Contribution fee of \$1,500 is required at closing, payable to the Society. The roof was replaced approximately 10 years ago, and the unit is part of a community with no current assessments and no rental restrictions, a rare find in today's market.

This is truly a home to fall in love with calming, stylish, and perfectly suited for both

entertaining and peaceful living. Whether you're hosting under the stars or enjoying the simple beauty of all four seasons from the comfort of your corner unit, this property offers something extraordinary. Showings begin Sunday, August 3, 2025, with the current owner seeking a closing by the end of September 2025.

Compare it to the active inventory and you won't find another like it. Don't miss this opportunity to secure a show stopping Heritage Hills home that checks every box!

Built in 1985

Essential Information

MLS® #	888005
Price	\$749,999
Sold Price	\$812,000
Date Sold	October 8th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,793
Acres	1.25
Taxes	\$7,173
Year Built	1985
Type	Residential
Sub-Type	Condominium
Style	Garden
Status	Closed

Community Information

Address	521 Heritage Hills # A
Subdivision	N/A
City	Somers
County	Westchester County
State	NY
Zip Code	10589

Amenities

Amenities	Clubhouse, Fitness Center, Golf Course, Landscaping, Maintenance, Maintenance Grounds, Park, Parking, Playground, Pool, Security, Snow Removal, Tennis Court(s), Trash
Utilities	Electricity Connected, Sewer Connected, Trash Collection Public, Underground Utilities, Water Connected
# of Garages	1

Interior

Interior Features	First Floor Bedroom, First Floor Full Bath, Chefs Kitchen, Eat-in Kitchen, Entrance Foyer, Formal Dining, Granite Counters, His and Hers Closets, Open Kitchen, Primary Bathroom, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Convection Oven, Cooktop, Dishwasher, Dryer, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, Microwave, Oven, Range, Refrigerator, Stainless Steel Appliance(s), Washer, Indirect Water Heater
Heating	Electric, Forced Air, Heat Pump, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Wood Siding
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School Information

District	Somers
Elementary	Somers Intermediate School
Middle	Somers Middle School
High	Somers Senior High School

Additional Information

Date Listed	July 21st, 2025
Days on Market	3
HOA Fees	1009.8
HOA Fees Freq.	Monthly
Pets	No Restrictions

Listing Details

Listing Courtesy of	Douglas Elliman Real Estate
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