

\$605,000 - 797 Heritage Hills Drive # B, Somers

MLS® #H6330675

\$605,000

2 Bedroom, 2.00 Bathroom, 1,525 sqft

Residential on 0.01 Acres

Heritage Hills, Somers, NY

Desirable one-level Stratford model located in a nice setting on a quiet cul-de-sac. Step into this two-bedroom, two-bath, one-level Stratford model, decorated to feel like a cozy country store! This charming home with gas heat, offers a welcoming layout with modern amenities. Hot water heater (2020). The spacious primary bedroom boasts brand-new wall-to-wall carpet, a large walk-in closet, and an en-suite bathroom with double vanity sinks, a walk-in shower, and a luxurious soaking tub. The second bedroom, with new carpet, is currently used as a den, offering flexibility for various lifestyle needs. A conveniently located hall bath adds extra comfort for guests. The formal living room and dining room area features engineered wood floors and a cozy wood-burning fireplace, ideal for relaxing on cooler evenings. In the eat-in kitchen, you'll find Shaker Maple cabinets that add a warm touch to this inviting space. The back deck provides beautiful views of the woods and seasonal views of the golf course—perfect for unwinding or entertaining. Plus, you're just a short walk from the community pool, making it easy to enjoy a refreshing swim. This unique home combines rustic charm with modern comfort, all in a desirable location! HOA of \$673.97 = Condo 27 fee \$490.82 + Society fee \$183.15. As per management: Assessment 1 - Roofs 1/01/23-12/31/25 - \$217.17 per month. Assessment 2 - Rejuvenation 07/01/23 - 06/30/27 \$211.67 per month. Buyers to pay a



one-time non-refundable Society fee of \$1500 at closing. Taxes without Basic STAR exemption of \$1586.49. Condo is being sold as is. Enjoy the Heritage Hills lifestyle: 5 pools, tennis, pickleball, Fitness Center, activity center, 24-hour security with EMS, shuttle to train and shops, and much more. Con Ed (for gas heat) \$124 (October), \$34 (September). NYSEG (electric) \$103 (October), \$176 (September). Electric is highest in summer (maybe \$250/July). ConEd is highest in winter (January, maybe \$300). No rental restrictions at this time. (12/13/24)

Built in 1998

Essential Information

MLS® #	H6330675
Price	\$605,000
Sold Price	\$615,000
Date Sold	March 12th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,525
Acres	0.01
Taxes	\$5,747
Year Built	1998
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	797 Heritage Hills Drive # B
Subdivision	Heritage Hills
City	Somers
County	Westchester County
State	NY
Zip Code	10589

Amenities

Amenities	Park, Clubhouse, Fitness Center, Golf Course, Tennis Court(s)
Utilities	Trash Collection Private
Parking Spaces	1
Parking	Attached, Garage Door Opener
# of Garages	1
Has Pool	Yes
Pool	Community

Interior

Interior	Carpet, Wood
Interior Features	First Floor Bedroom, First Floor Full Bath, Eat-in Kitchen, Primary Bathroom, Recessed Lighting, Walk-In Closet(s)
Appliances	Electric Water Heater, Dishwasher, Dryer, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Exterior

Lot Description	Near Public Transit, Near School, Near Shops
Exterior	Frame, HardiPlank Type

School Information

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

Additional Information

Date Listed	November 12th, 2024
Days on Market	99
HOA Fees	490.82
HOA Fees Freq.	Monthly
Levels	One
Pets	No Restrictions
Model	Stratford

Listing Details

Listing Courtesy of

Houlihan Lawrence Inc.

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