



KRAKOWER REALTY, LTD.

Special Features of 17 Forrest Way, LaGrange, New York

- 7 year old \$40,000 roof with 50 year transferrable warranty
- Geothermal HVAC system - 4 Ground source heat pumps - units upgraded within last 5 years
- Maintenance free stucco exterior
- Propane system backup, buried 1,000 gallon tank
- Radiant heat in 1,000 sf finished lower level, Natatorium and sunroom
- Air purification system, Fresh air exchange system
- Reverse Osmosis water system, On demand hot water
- Whole house humidifier
- Whole house generator
- Whole house sound system
- 400 Amp electric service
- Heated indoor pool with auto cover in 1,700 sf Natatorium with wet bar and full bath
- Security system
- Central air conditioning
- Central Vacuum
- Solid wood doors
- Living room with gas fireplace
- Dining room with wet bar and gas fireplace opens to outdoor spaces
- Updated kitchen with custom red birch cabinetry, pantry and island with seating
- Family room with vaulted ceiling and gas fireplace
- Front and back staircases
- First floor master bedroom suite with private sitting room, Master bath with soaking tub, steam shower, double sink vanity and separate 2 piece water closet
- Laundry/Mud room off garage
- Electric car charging station in the 4-car garage
- Beautiful landscaping with flower gardens, specimen and fruit trees
- Minutes to Taconic Parkway, 15 minutes to Hospitals, Colleges and train



Offered by Stephan L. Krakower
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