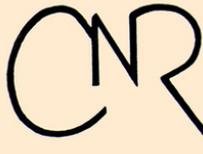


[Like](#)[Tweet](#)[Pin](#)[+1](#)[in](#)

CAROLE NOVICK REALTY, INC.

6 CHAMBERLAIN COURT
POMONA, NEW YORK 10970
Carole@CaroleNovickRealty.com

(845) 638-1600
(845) 362-1120
www.CaroleNovickRealty.com



From the desk of Carole Novick, GRI...

January 2019 Newsletter

Although our government is shut down, we are open and ready to assist you in the sale of your property. We are past the holiday season and this is a good time of the year to think about selling before there is more competition.

New Smoke Detector law goes into effect April 1, 2019. Some misinformation has been circulating about what needs to be done in order to sell your property. “According to the new law (General Business Law §399-ccc), the distribution, sale, offering for sale or importation of any solely battery operated (replaceable batteries like a 9-volt) is prohibited by law. All smoke detectors distributed, sold, offered to be sold or imported after April 1, 2019 must be hard wired or contain a 10-year non-removable and non-replaceable battery (sometimes referred to as a sealed battery). ...real estate sales and rentals are not subject to the requirements of the new law, pursuant to the language contained within the law itself. According to section 3, “The provisions of this section shall not apply to solely battery-operated smoke detecting alarm devices powered by a replaceable, removable battery that have been ordered by, or are in the inventory of, owners, managing agents, contractors, wholesalers or retailers on or before the effective date of this section.” Remember that the smoke and carbon monoxide detectors have a date on them so change the entire detector when

needed.

Transfers in 2018 were 948 Single Family, detached houses that sold throughout Rockland County Prices range from \$75,000 for a bungalow to \$4,000,000. By Hamlet: Airmont range is \$250,000-\$899,000. Bardonia \$265,000 to \$625,000. Blauvelt \$445,000 to \$1,150,000. Chestnut Ridge \$299,000 to \$810,000. Congers \$215,100 to \$992,500. Garnerville \$200,000 to \$595,000. Monsey \$275,000 to \$1,950,000. Montebello \$423,700 to \$850,000. New City \$166,000 to \$1,250,000. Pomona \$325,000 to \$1,188,000. Let me know if you want more detail on the hamlet where you live.

Contracts currently show a total of 330 across Rockland County priced from \$100,000 to \$6,300,000. This are not the final prices but show the number and range of price for those properties already in contract.

Active properties for Single Family show currently 698 detached houses throughout Rockland County. To find out what is going on in your local area and in comparable properties to your property, just ask and I will let you know. Active properties for the Village of Pomona range from \$429,000 to \$2,699,999 with a total of only 26 active houses as of 1/9/2019. The median price is \$674,500 with only 3 properties below \$500,000.

RESIDENTIAL LISTINGS...

New City Left over from last year, this is a great opportunity to purchase at an excellent price. Spacious Bi-level with serious seller who wants to hear your best offer for a quick sale. Move-in condition with no work needed. Adjacent garage so you have much more living space than most homes like this. Only 1 step to enter lower level creates the perfect in-law suite. 5 bedrooms, 3 full baths, whirlpool tub, two laundry areas and a tranquil and private property. Granite counter-tops, custom cabinets, wood floors up and wood-look down. Central air conditioning is individually controlled. Bonus room for studio, extra bedroom or computer room. Paving stone entry plus huge, paving stone patio in rear. Safe, neighborhood setting, Woodglen Elementary School in the Clarkstown District. Viewing times to fit your schedule. Drastically **reduced** ___ to \$550,000.

Pomona An oversized, exceptional property with house offering one-level living. This is the lowest priced property in the village of Pomona! Plenty of room to expand in the future. House is in great condition so no need for renovations. Custom kitchen, radiant heating and on-grade garage allows for easy access to house without steps. This was a 3 bedroom house that owner combined to create a larger master bedroom. Garage can be finished for additional living space. Set back off the road on a knoll. This is a great opportunity for an investor or nature lover. Surrounded by Harriman State Park, consider this for your weekend home.

Owner want to hear all offers now for quick sale \$429,000.

Pomona House on quiet street offers 5 bedroom, 3 full baths, fireplace and oversized, 2 car garage \$575,000. Quick possession is possible.

Pomona Building lots...Single lot is ready for a permit. Water, sewer and gas to the site, \$219,000. Ask me for the details...lot prices are rising in the area.

Rentals

Blauvelt House Share is available now for single, professional. Private bedroom in large house to share with two other people. \$1100 covers everything and no long term commitment is needed.

Pomona House rental available on February 1st. Month-month tenancy while house is being sold or Lease/Purchase is possible \$2800/month.

Coming Soon: West Haverstraw Ranch offering 2 bedrooms and new deck, eat-in kitchen and wood floors. Viewings will begin soon. Let me know if you have any interest and I will let you know when we start showing \$295,000

There is room here for your property as well. Let me know if you are thinking of selling soon. I am currently searching for a good, multi-family property and a condo in the Retreat at Airmont. If you are thinking of selling, I may already have your buyer in my call-in registry. I would also like a professional salesperson who wants to help with some clients.

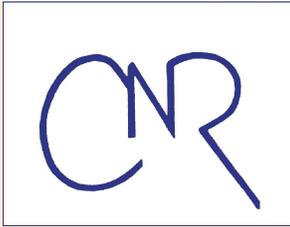
Thank you for taking the time to read my newsletter. View past issues on my site. Contact me for full details on any property you pass on the Internet or on the road. Request a personal search so you can see the newest listings as they enter the market. List your property & receive the best in service & marketing. I have all satisfied clients & customers since I began in the industry in 1977. Read a few testimonials on my site or ask to see more. **Hiring the BEST Realtor means you will also obtain the BEST Price.** I welcome your feedback on my newsletters. FYI...I have eliminated my dedicated fax number so call if you wish to fax me anything now.

Don't get lost in the crowd!

Now hiring.

Work with a Realtor with 41 years of experience to share.____

[Click](#) on logo to go to my web site.



Click on card to contact me now. Send me your real estate questions. Let me know if you are looking to purchase or sell. I will be happy to assist you.



©2019 Carole Novick Realty, Inc. | 6 Chamberlain Court, Pomona, NY 10970

[Web Version](#)

[Preferences](#)

[Forward](#)

[Unsubscribe](#)

Powered by
[GoDaddy Email Marketing](#)®