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From the desk of Carole Novick, GRI...

February 2020 Newsletter

Our new Regional MLS will launch this Spring and include 42,000 Realtors. Uniformity and accurate info will now be available for NYC listings where they have not been working with a common MLS system. This will benefit both buyers and sellers with greater exposure to the entire marketplace. NYC buyers will no longer need to go to more than one broker to access all the available properties. Those of us in Rockland County and the HGMLS have been offering the complete marketplace of properties to our clients since I started helping people with their real estate needs in 1977. Good exposure and good marketing allowed me to obtain a full priced offer on my recent contract for one of my happy seller clients.

ARE YOU A POMONA RESIDENT?

POMONA VILLAGE ELECTION Wednesday, MARCH 18, 2020

Contact me for information about the candidate for trustee. **Sam Pech** has been a village resident since 1973 and he has my endorsement. To access Sam's letter, click on the button at the end of this newsletter. If you won't be available on March 18th, please fill out an absentee ballot.

Rental regulations have been changing a lot recently. As of today, Brokers acting as a landlord's agent may continue to collect the rental fee from a tenant, as has been the practice for all my years in this industry. This may be changing again as we watch the Department of State and the Temporary Restraining Order placed on them on 2/10/20. If you are thinking of renting soon, contact me for the status of the legal actions going on now.

Statistics for Rockland County, Single Family median sales. Price for January 2020 is \$440,000 not including short sale properties. February to date is the same. The hamlet of Pomona is \$465,000 with February to date at \$495,500.. Montebello is \$436,000 with February to date at \$457,000. Prices for closed sales in the month of January are usually lower than the rest of the year.

Property Listings:

Do you have a home/business? Do you need a larger property to house your home and your business in one place? If you do...I have the perfect property for you. This estate offers a 46 foot barn that can be a dance or Yoga studio, an art or music studio or any other use that over 1000 square feet can accommodate.

Located in Pomona and offering 2 homes in one with a massive, 46 foot entertaining barn which separates the dwellings. This custom estate is set on 1.72 acres of level property nestled into the tranquil, Pomona area. This location is surrounded by parkland with many lakes and hiking trails. If you like to bike, there are many safe roads throughout the park to enjoy. If your family is large or extends into multi-generations, this property will suite your needs well. If you work in NYC and want a close commute to a weekend retreat, this is located off exit #13 on the Palisades Parkway which is only 26 miles from the George Washington Bridge. There is a very special pool for summer fun with a ramp for easy access. The main house also has an elevator. The barn can be used for many studio needs or just enjoy it in season for parties and holidays. If you have a home/occupation, the guest cottage can become your office and it will be separate from your living area. This Contemporary estate was designed by an award-winning architect and offers 7266 SF plus 1020 SF entertaining barn, a 3 bedroom, 2.5 bath guest cottage, a 3 car garage plus finished lower level set up for viewing room and pool table fun. Request full details, photos and private viewing time. View property info on my web site or click on link at the end of this Newsletter "2-4 Palisades Estate Extra List".

POMONA: 4.57 acre site abuts Harriman State Park. Privacy seekers and nature lovers will find this a perfect location for their new home. Easy access to parkway, express bus to NYC and train. A great location for horse lovers with access to parkland trails. Build a large or small, well appointed home for yourself.

Possible subdivision with existing finished road. A rare find in Rockland County when most home sites are less than one acre. I have the survey with existing drive and foundation shown. This seller is willing to finance while you plan your design and get your approvals in place. Offered at \$500,000.

POMONA: One acre building lot is ready for a building permit now. Water, sewer and gas is to the site and roads are finished. The graded terrain will allow for a daylight basement level or tri-level design. This gives you the opportunity of more living space at a lower construction cost. Don't miss this great offering...the lowest priced building lot in the village today \$219,000.

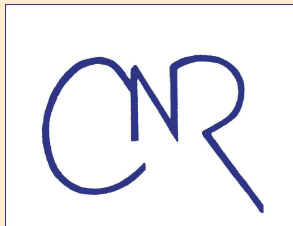
Our other properties have been sold so I have room to add your property here. Let me know if you are thinking of selling and we may already have a buyer for you in our call-in registry.

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 **only** satisfied clients & customers since I began in the industry in 1977. Read a few testimonials on my site or ask to see more. **Using the BEST Realtor means you will also obtain the BEST Price.** I welcome your feedback on my newsletters.

Don't get lost in the crowd!

Hiring...I would like to add a few professional salespeople to assist me now.

Work with a Realtor with many 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.

CAROLE NOVICK, GRI
RE Broker/President



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Sam Pech

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