

Single Family Residence **RESIDENTIAL**

3 EDGEWATER DR

ROUSES POINT, NY 12979

\$334,000 TopHap Estimate · \$186 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,800 ft²

LIVING AREA

0.24 ac

LOT SIZE

1966

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$334K

\$296K low

\$372K high

Last Sale

\$315,000 · Nov 25, 2025

Est. Owner Equity

\$334,000

TAX & ASSESSMENT

Property Tax	\$819 (2025)
Assessed Value	\$257,300
Previous Assessed	\$244,400
Assessor Market Value	\$257,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CLINTON
Lot (acres)	0.24
Heating	Electric
Garage	Garage, Attached
Pool	No

Porch · 147 ft²

CLIMATE RISK

1
FLOOD

3
WILDFIRE

50
HEAT

80
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2025	Resale	Warranty Deed	\$315,000	\$175	
Apr 14, 2021	Resale	Warranty Deed	\$220,000	\$122	\$225K

NEIGHBORHOOD · ZIP 12979

166
CRIME INDEX

84
AIR POLLUTION

1,277
POPULATION

\$39K
MEDIAN IN-
COME

44°F
AVG TEMP

52%
SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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