



74 Highland Avenue  
 Nyack, NY 10960  
 For Sale: \$1,250,000

Type:	Single Family
MLS#:	6309788
Square Footage:	3,031
Taxes:	\$23,786
Year Built:	1898

Grand, historic, circa 1855 Hudson Riverview Victorian, majestically sited on 1/2 acre of privacy and gorgeous perennial gardens, awaits the buyer looking for a quality, lovingly maintained, home within walking distance to the village of Nyack. Charm and character abound in the details of almost every room, from the hardwood floors, to the builtin corner cupboards and bookshelves, ceiling and window moldings, double dutch doors, and a recently renovated wrap around porch. A separate kitchen addition with a stove top island, granite counters, wall oven and doors to private patio, is perfect for entertaining. The main floor consists of the EIK, formal DR, LR with FPL, parlor with FPL, stained glass bay windows, door to porch, & powder room off EIK. The 2nd floor has the primary BR, 2 additional BR's with river views, and a full bath. Walk up to the 4th floor with 2 large rooms and a full bathroom. The above ground lower level with separate entrance has a recreation room, perfect for a pool or ping pong table, a fireplace, full bath, and tons of storage. The huge laundry room, was probably the original kitchen. It has a separate shelve lined room, ideal as a dark room. There are high ceilings and great light on the lower level, potential for walk out home office, additional family room, gym, or garden room. A large shed at the back of the property is perfect for storing lawn furniture and garden equipment. A rare opportunity to own a piece of history, with gorgeous views and property, all within walking distance to schools, parks, Nyack hospital, NYC transportation, shops, and restaurants. Additional Information: Amenities:Storage,

### Listing Details

Asking Price: \$1,250,000	Taxes: \$23,786	Status: Active
Type: Single Family	MLS ID: 6309788	Last Update: 12/5/2024
Added: 201 Day(s) Ago		

### Property Details

Address: 74 Highland Avenue	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 3,031
Total Bedrooms: 5	Total Bathrooms: 3 full, 1 half	Total Rooms: 10
Fireplaces: 3	Home Style: Victorian	Attic: Finished
Basement: Finished	Siding: Frame	Year Built: 1898

### Location Details

Lot Size: 0.55 Acres	Lot Description: Near School, Near Shops,	Driveway: Driveway
Water Front: No	Water Access: No	

### School Details

School District: Nyack	Elementary School: Valley Cottage	Middle School: Nyack
High School: Nyack		

### Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Wall/Window Unit(s)		