



**50 Franklin Street**  
**Piermont, NY 10968**  
**For Sale: \$1,285,000**

Type:	Single Family
MLS#:	854792
Square Footage:	3,549
Taxes:	\$28,649
Year Built:	1999

Located in the sought-after South Orangetown School District, this stunning 4-bedroom, 3.5-bath home sits on a quiet dead-end street in the picturesque Village of Piermont. Just 15 miles north of the George Washington Bridge, the home offers quick access to New York City and a range of convenient commuting options. Enjoy seasonal Hudson River views and direct access to the Raymond G. Esposito Memorial Trail for the outdoor enthusiast, which connects to over 8 miles of scenic, off-road paths via the Old Erie and Joseph B. Clarke Rail Trails. Inside, the home features hardwood flooring and a dramatic double-height ceiling in the family room, creating an airy ambiance filled with natural light. A wood-burning fireplace adds warmth and charm to the main living area, while the expansive deck offers seamless indoor/outdoor living—ideal for entertaining or unwinding in a peaceful setting. The primary bedroom ensuite offers a true retreat with custom-built walk-in closets and a spa-inspired bathroom. The lower finished level of roughly 730sf included in the total includes a full bathroom and summer kitchen, perfect for guests or multi-generational living. A walk-up attic provides excellent storage or potential for future expansion, and a two-car garage with electric car charger ensures added convenience. A standout feature of this home is the brand new, \$80,000 geothermal heating and cooling system, offering exceptional energy efficiency, consistent comfort, lower utility costs, and eco-friendly operation. Just a short walk into the heart of Piermont, you'll find upscale restaurants, vibrant nightlife, quaint coffee shops, and art galleries—all framed by the beauty of the Hudson River. With its prime location and blend of modern updates and historic charm, this home truly offers the best of Rivertown living in Rockland County.

## Listing Details

Asking Price: \$1,285,000	Taxes: \$28,649	Status: Active
Type: Single Family	MLS ID: 854792	Last Update: 7/29/2025
Added: 101 Day(s) Ago		

## Property Details

Address: 50 Franklin Street	City: Piermont	State: NY
Zip: 10968	County: Rockland	Square Footage: 3,549
Total Bedrooms: 4	Total Bathrooms: 3 full, 1 half	Total Rooms: 9
Fireplaces: 1	Home Style: Colonial	Attic: Walkup
Basement: Finished	Siding: Cedar	Year Built: 1999

## Location Details

Lot Size: 0.56 Acres	Water Front: No	Water Access: No
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## School Details

School District: South Orangetown	Elementary School: Cottage Lane	Middle School: South Orangetown
High School: Tappan Zee		

## Heating, Cooling, & Utility Details

Heat Type: Geothermal	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Geothermal		