



298 South Boulevard  
 Nyack, NY 10960  
 For Sale: \$4,200,000

Type:	Single Family
MLS#:	854206
Square Footage:	4,730
Taxes:	\$60,700
Year Built:	2025

Located only 25 minutes to the George Washington Bridge, this "Modern Barnhouse" 4,700 square foot home sits perched atop the Cliffs of Upper Grandview and possesses commanding and unparalleled views of The Hudson River and the Cuomo/Tappan Zee Bridge. Construction will begin soon and at present, buyers have the unique opportunity to make their custom choices, placing their own stamp of creativity upon this exemplary property. You will find such fine features as hardwood floors, 10' high ceilings, a first floor primary suite with private laundry in the dressing room, gas fireplace, a luxurious spa-like bath, and doors to the 54' bluestone deck overlooking the vanishing edge heated salt water inground pool. The chef's kitchen and great room/dining room enjoy an open yet defined floor plan. Main floor office, two story entry. The second level features the other 3 household bedrooms which are all en-suite and all exit onto the second level 54' deck overlooking the rear yard and pool and stunning 50 mile views of the lower Hudson Valley and the Hudson River. Peace of mind is the primary goal with full house interior sprinkler system and a 24 KW whole house generator. There is also a well designed landscape plan which will please the most discerning horticulturists. Enjoy all that Nyack and Piermont has to offer, from kayaking and power and sail boating, to vibrant village life and culture. Come, make Nyack your home. This is yet another quality home being offered by SMK Construction - a local builder with 30 years of experience, and an unmatched reputation.

### Listing Details

Asking Price: \$4,200,000	Taxes: \$60,700	Status: Active
Type: Single Family	MLS ID: 854206	Last Update: 2/7/2026
Added: 304 Day(s) Ago		

### Property Details

Address: 298 South Boulevard	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 4,730
Total Bedrooms: 4	Total Bathrooms: 4 full, 1 half	Total Rooms: 10
Fireplaces: 2	Home Style: Converted Structure	Community: Hawk's View
Attic: Pull Stairs	Basement: Walk-Out Access	Siding: Frame
Year Built: 2025		

### Location Details

Lot Size: 0.87 Acres	Lot Description: Front Yard, Garden,	Water Front: No
Water Access: No		

### School Details

School District: Nyack	Elementary School: Upper Nyack	Middle School: Nyack
High School: Nyack		

### Heating, Cooling, & Utility Details

Heat Type: Hydro Air	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Central Air		