



87 & 89 River Road
Nyack, NY 10960
For Sale: \$1,695,000

Type:	Single Family
MLS#:	868190
Square Footage:	3,040
Taxes:	\$35,950
Year Built:	1901

Gracefully perched on the Hudson, Riverstone Manor is a grand and beautifully restored estate now being offered —for the first time ever — with its enchanting companion, Holly Cottage, a guest house/artist's retreat that feels like it was lifted from the pages of a classic fairytale. The manor itself is nothing short of extraordinary. Built in 1901 in the traditional Arts and Crafts style, thoughtfully restored and meticulously maintained, the home features breathtaking Hudson River views from every room, a gracious and welcoming, wraparound porch with original stone columns, and original restored diamond windows. Riverstone Manor effortlessly blends historic splendor with convenient modern updates. Warm and inviting, the first floor features a parlor, dining room, two striking stone fireplaces, sweeping staircase, high ceilings, French doors to patio; well-appointed chef's kitchen with upscale appliances, butcher block island and soapstone counters; walk-in pantry; powder room and mudroom. The second level features a primary suite with a private river-view balcony, a zen-like study with gas fireplace and custom bookshelves, a luxurious bath with twin pedestal sinks, convenient Miele washer/dryer, radiant heat floor and a spacious dressing room that can easily serve as an additional bedroom. Completing the second floor you will also find an additional bedroom and a full bath accented by custom tile and antique stained-glass. A secluded guest suite/writer's garret, on the third floor includes a spacious river-facing bedroom, a spa-like bath with shower enclosure and Jacuzzi soaking tub, and a marble kitchenette. The third-floor suite is perfect for visitors or extended stays. Plumbing/wiring updated during 2020 renovation/Pristine Hydro water filtration system/convenient central Vac, new furnace 2025. Perched high above the manor, Holly Cottage offers a whimsical and equally unforgettable counterpoint to the manor. With its storybook charm, stone patio and garden, commanding Hudson River views, complete privacy, and reliable rental history it presents not only a magical retreat but also a smart passive income opportunity. Ideal as a guest house, creative studio, or income-generating property, Holly Cottage is as versatile as it is enchanting. Together, Riverstone Manor and Holly Cottage offer a rare opportunity to own not just a home, but a piece of Hudson Valley history — in a timeless setting where grandeur meets grace.

Listing Details

Asking Price: \$1,695,000	Taxes: \$35,950	Status: Active
Type: Single Family	MLS ID: 868190	Last Update: 6/27/2025
Added: 40 Day(s) Ago		

Property Details

Address: 87 & 89 River Road	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 3,040
Total Bedrooms: 5	Total Bathrooms: 4 full, 1 half	Total Rooms: 11
Fireplaces: 4	Home Style: Craftsman	Attic: Scuttle
Basement: Bilco Door(s)	Siding: Stone	Year Built: 1901

Location Details

Lot Size: 0.54 Acres	Lot Description: Near Public Transit, Views	Driveway: Driveway
Water Front: No	Water Access: No	

School Details

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