



407 Broadway
Nyack, NY 10960
For Sale: \$3,150,000

Type:	Single Family
MLS#:	908899
Square Footage:	3,995
Year Built:	1905

Nestled on a rare stretch of Hudson River shoreline in Upper Nyack, this timeless residence offers over 120' of direct river frontage, expansive views, and a uniquely welcoming character. Originally commissioned in 1905 as a summer retreat for a Broadway actress, the home has only been owned by four families in over a century. With its grand entry hall, soaring ceilings, four wood-burning fireplaces, and flowing floor plan, it offers both elegance and an unexpected warmth. While impressive in scale, the home feels grounded—visitors often describe it as “friendly,” and after a single visit, you'll understand why. The main floor offers multiple gathering and working spaces, including living room, formal dining room, music room/study, and a butler's pantry leading to a functional kitchen ready for your next vision. The second floor features four spacious bedrooms and two full baths with panoramic river views to the east. The finished attic has two additional bedrooms, full bath and a large open space with peaked ceiling and projector screen, ideal for movie nights, creative pursuits, or a tranquil yoga studio. Updates abound, from new electric panels, roof, and shingle siding to three renovated bathrooms and high-end lighting fixtures throughout the house. Outdoors, a deep river-facing veranda is the perfect perch for sunny mornings, dramatic storms, or watching bald eagles cruise above the water. Beyond the main lawn, wooden stairs lead to a private stretch of riverfront beach, a rare feature. Ideal for kayaking, dog walks, swimming, or riverside reading, this lower yard, known as “the down-below”, offers opportunity for a mooring, a future dock, or landscaped waterfront garden. The 1.6-acre property offers a rare mix of open lawn, cliffside views, and cultivated garden spaces. Step into town for music or coffee, walk the Hook Mountain trails, or just listen to the wind through the trees. City-adjacent, nature-immersed, creatively open. This is not just a house, it's an invitation.

Listing Details

Asking Price: \$3,150,000	Status: Active	Type: Single Family
MLS ID: 908899	Last Update: 9/9/2025	Added: 16 Day(s) Ago

Property Details

Address: 407 Broadway	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 3,995
Total Bedrooms: 4	Total Bathrooms: 4 full	Total Rooms: 16
Fireplaces: 4	Home Style: Mini Estate	Attic: Finished
Basement: Full	Siding: Cedar	Year Built: 1905

Location Details

Lot Size: 1.3 Acres	Driveway: Driveway	Water Front: No
Water Access: Yes		

School Details

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

Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Private	Sewer Type: Public Sewer
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