



235 S Boulevard
 Nyack, NY 10960
 For Sale: \$1,195,000

Type:	Single Family
MLS#:	962300
Square Footage:	3,844
Year Built:	1995

"HUDSON VISTA HAVEN" - Perched high above the Hudson River on 2.3 acres of wooded serenity, this striking Victorian-style Colonial offers a rare blend of village accessibility and natural seclusion, minutes from the vibrant river town Village of Nyack and only 30 mins from NYC. With sweeping, four-season views of the Hudson River and the Mario M. Cuomo Bridge shimmering in the distance, the home feels suspended between sky, water, and forest—an extraordinary setting where every window captures a living landscape that transforms beautifully with the passing seasons. At the center of the home, an expansive great room rises dramatically with 22-foot vaulted ceilings and walls of glass that draw the outdoors inward, flooding the space with natural light and panoramic river views. Custom built-in cabinetry and a commanding dual-sided stone fireplace anchor the room, creating an atmosphere that feels both grand and deeply inviting. Just beyond, the updated eat-in kitchen serves as the heart of the home, thoughtfully designed with stainless steel appliances, a generous center island with quartz countertops, and a marble backsplash—an ideal setting for everyday living as well as lively gatherings. From here, doors open to multi-level decks and patios, where outdoor living unfolds against a backdrop of lush gardens and over two acres of private woodland sanctuary. Inside, the formal dining room is perfectly suited for large gatherings and celebrations, where Hudson River views provide a breathtaking backdrop to evenings spent around the table. Upstairs, the primary suite sits high above the landscape, offering a peaceful sanctuary filled with natural light, soaring ceilings, and mesmerizing river vistas by day and night. The newly renovated spa-inspired bath features a walk-in shower and luxurious soaking jet tub, creating a serene space for quiet retreat. Three additional bedrooms and a full bath complete the upper level, each offering its own sense of privacy and picturesque outlook. A versatile walk-out lower level provides exceptional flexibility for guests, extended stays, a home office, or creative studio space. This level includes a full bathroom, playroom or recreation area, cedar closets, generous storage, and access to the two-car garage, making it as functional as it is accommodating. The property's location along the edge of Clausland Mountain Park's is a dream for those drawn to the outdoors. Step beyond your backyard and discover miles of scenic hiking and biking trails winding through 550 acres of protected parkland—truly a "hike-in, hike-out" lifestyle where nature begins at your doorstep. Yet despite this sense of peaceful retreat, the home sits just minutes from the energy of downtown Nyack, where a vibrant riverfront culture awaits with beloved restaurants, cafes, boutiques, galleries, and marinas. Nearby Piermont, only moments away along the Hudson River, offers its own celebrated dining scene and waterfront charm, making the river town villages some of the most sought-after destinations just outside New York City. Just 18 miles from the George Washington Bridge, 235 S. Boulevard offers a remarkable balance—an elevated retreat surrounded by forest and river views, yet within easy reach of Manhattan and the many conveniences of the Hudson Valley's most vibrant river towns. Here, mornings begin with sunlight rising over the Hudson, afternoons invite long walks through protected parkland, and evenings unfold on the deck as the river glows in the distance...

Listing Details

Asking Price: \$1,195,000	Status: Active	Type: Single Family
MLS ID: 962300	Last Update: 3/18/2026	Added: 31 Day(s) Ago

Property Details

Address: 235 S Boulevard	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 3,844
Total Bedrooms: 4	Total Bathrooms: 4 full	Total Rooms: 13
Fireplaces: 1	Home Style: Colonial	Attic: Pull Stairs
Basement: Finished	Siding: Frame	Year Built: 1995

Location Details