



20 Old Stone Road
Valley Cottage, NY 10989
For Sale: \$2,995,000

Type:	Single Family
MLS#:	969160
Square Footage:	6,100
Year Built:	1950

Perched on Hook Mountain West and surrounded by 80 acres of protected parkland and open space, Llama Ridge is among the most private and commanding properties in the Hudson Valley. A short walk from the house, a breathtaking overlook reveals the full sweep of the Hudson River — a view that feels both earned and intimate. This is not simply a home. It is a setting for a life lived with intention: a place to create, to think, or simply to exist within one of the most beautiful natural landscapes in the Northeast. **THE ARCHITECTURE:** Llama Ridge is the newly completed work of Hudson Valley architect Douglas McClure, built by Eric Bosley. McClure's guiding concept was a modern reinterpretation of the New England connected farmstead — those rambling 19th- and early 20th-century structures where extended families joined barn and home by breezeway as their lives expanded. The result is a home of remarkable presence. Three crisp, contemporary volumes are arranged along the mountain ridge, each articulated with rows of finely detailed farmhouse windows. With its focus on clean lines and expansive views, the composition is striking from every angle, the geometry of the architecture playing against the organic drama of the landscape. **THE INTERIOR:** With south and west exposures, Llama Ridge is flooded with natural light throughout the day. The great room — an extraordinary 60-foot expanse anchored by custom tray ceilings that quietly organize the space — becomes a theater of shifting light and shadow as the sun moves across the sky, the slender mullions of the farmhouse windows casting ever-changing patterns on the walls and wide plank oak floors. Tall ceilings, a generous floor plan exceeding 6,100 square feet, and meticulously selected finishes combine to create interiors that feel both grand and intimately livable. Every detail reflects the standard of a premier luxury residence, newly completed and built for lasting distinction. **A RICH PROVENANCE:** The story of this mountain site is as layered and remarkable as the Hudson Valley itself. A modest Cape-style house and an older barn, believed to significantly predate it, occupied the land around the time of World War II. The barn later found new life as an off-the-beaten-path antique shop, drawing curious visitors up the mountain road in search of hidden treasures. In time, four llamas came to live on the mountain, roaming as a close-knit herd for years and drawing local schoolchildren up the road to meet them. Greenhouses on the northern side of the land were filled with orchids that flourished in this magical microclimate. The stone foundation of one greenhouse remains visible today, quiet evidence of the life this land has held — and perhaps a hint at what it might hold again. **THE LOCATION:** Llama Ridge borders Upper Nyack and sits within easy reach of some of the region's most celebrated river towns, including Nyack, Piermont, Irvington, and Tarrytown. New York City is genuinely accessible — 45 minutes by car to Midtown, with convenient mass transit options as well. Llama ridge is a singular property. More than a home, it's a lifestyle.

Listing Details

Asking Price: \$2,995,000	Status: Active	Type: Single Family
MLS ID: 969160	Last Update: 5/26/2026	Added: 62 Day(s) Ago

Property Details

Address: 20 Old Stone Road	City: Valley Cottage	State: NY
Zip: 10989	County: Rockland	Square Footage: 6,100
Total Bedrooms: 3	Total Bathrooms: 3 full	Total Rooms: 8
Fireplaces: 1	Home Style: Converted Structure	Attic: Full
Basement: Crawl Space	Siding: Frame	Year Built: 1950

Location Details

Lot Size: 3.81 Acres	Driveway: Detached	Water Front: No
Water Access: No		