



277 S Boulevard
 Nyack, NY 10960
 For Sale: \$1,095,000

Type:	Single Family
MLS#:	933547
Square Footage:	1,217
Taxes:	\$15,019
Year Built:	1963

Perched high in the historic Upper Grandview community, this mid-century modern ranch captures sweeping Hudson River views and the iconic Mario Cuomo Bridge, illuminated in changing colors each evening against the river skyline. Set on a scenic hillside surrounded by natural beauty and neighboring state parkland, this three bedroom, two bath home, offers a rare opportunity to own a piece of one of Nyack's most architecturally and historically admired enclaves. Featured in the beloved book, Gems of the Hudson: Grand Views, this home reflects the timeless simplicity and clean lines that define classic mid-century design. Sunlight pours through expansive windows and skylights, creating a seamless connection between the interior living spaces and the ever changing river landscape beyond. The single level ranch layout offers comfortable living today, while presenting exceptional potential to further enhance and maximize the panoramic setting. Located just moments from the vibrant riverfront villages of Nyack and Piermont, you have the opportunity to enjoy acclaimed restaurants, galleries, live music, marinas, hiking trails and convenient access to New York City and Westchester by its close proximity to the Mario Cuomo Bridge, still affectionately referred to as The Tappan Zee Bridge. Commuters enjoy the convenience of Metro North along the East bank of the Hudson River. A truly special offering where architecture, history and Hudson River views converge. The outdoor patio area was virtually staged.

Listing Details

Asking Price: \$1,095,000	Taxes: \$15,019	Status: Active
Type: Single Family	MLS ID: 933547	Last Update: 5/16/2026
Added: 22 Day(s) Ago		

Property Details

Address: 277 S Boulevard	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 1,217
Total Bedrooms: 3	Total Bathrooms: 2 full	Total Rooms: 5
Home Style: Contemporary	Attic: None	Siding: Wood Siding
Year Built: 1963		

Location Details

Lot Size: 0.41 Acres	Driveway: Driveway	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: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Wall/Window Unit(s)		

Broker Details