



88 River Road
Nyack, NY 10960
For Sale: \$1,575,000

Type:	Single Family
MLS#:	979071
Square Footage:	1,535
Taxes:	\$23,631
Year Built:	1920

“THE CARRIAGE HOUSE” — A rare Hudson River waterfront retreat in the heart of Grand View-on-Hudson offering breathtaking panoramic river and bridge views with timeless charm and extensive luxury renovations completed between 2019–2021. This enchanting waterfront cottage has been meticulously transformed with nearly \$300,000 in upgrades and is truly move-in ready. A dramatic open-concept living and dining area with soaring beamed ceilings and walls of glass creates a light-filled atmosphere reminiscent of elegant waterfront living. French doors open to an expansive riverfront deck with stunning 180-degree Hudson views, creating the perfect setting for entertaining or quiet mornings overlooking the water. The gourmet kitchen is beautifully appointed with premium stone countertops, custom cabinetry, designer finishes, and high-end appliances including a Wolf six-burner range. Major improvements include new central air systems, redesigned exterior envelope with Hardie plank siding, renovated bathroom with imported Italian marble sinks, refinished wood flooring, water-resistant lower-level flooring, new on-demand boiler, upgraded patios and retaining walls, extensive landscaping, outdoor lighting, sprinkler system, and more. The lower level bedrooms open directly to covered outdoor living spaces embracing the riverfront setting. Mature landscaping, charming garden pathways, multiple patios, and a beautifully enhanced waterfront terrace create a private, magical environment unlike anything else along the Hudson. A rare opportunity to own a turnkey riverfront jewel combining storybook charm, modern upgrades, and spectacular Hudson River living. Come experience one of the most captivating waterfront settings in the area.

Listing Details

Asking Price: \$1,575,000	Taxes: \$23,631	Status: Active
Type: Single Family	MLS ID: 979071	Last Update: 5/19/2026
Added: 15 Day(s) Ago		

Property Details

Address: 88 River Road	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 1,535
Total Bedrooms: 2	Total Bathrooms: 1 full, 1 half	Total Rooms: 5
Home Style: Carriage House	Attic: None	Siding: Frame
Year Built: 1920		

Location Details

Lot Size: 0.14 Acres	Driveway: Driveway	Water Front: Yes
Water Access: Yes		

School Details

School District: South Orangetown	Elementary School: William O Schaefer	Middle School: South Orangetown
High School: Tappan Zee		

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Dualzone		