



91 River Road  
 Nyack, NY 10960  
 For Sale: \$2,938,888

Type:	Single Family
MLS#:	1004639
Square Footage:	5,600
Taxes:	\$43,445
Year Built:	1867

"GRAND VIEWS ON HUDSON" — Perched above the Hudson River in the coveted enclave of Grand View-on-Hudson, "The Terrace" is a rare 19th century estate where historic grandeur, modern refinement & the very best of Hudson Valley living converge. Set on 1.4 acres overlooking the river, this iconic property has been extensively restored & reimagined by its current owners, transforming it into a private botanical-like retreat unlike anything else on the market. Originally a sandstone quarry dating back to the 1700s, the property is steeped in history & bordered by the former Erie Rail Trail, now a scenic walking & nature path with direct access from the estate itself. The grounds are extraordinary—lush landscaping, mature specimen plantings, fruit trees, rose gardens, koi pond, winding pathways, expansive lawns for entertaining/recreation & beautifully restored stone walls create the feeling of a secluded garden sanctuary. At the very top of the property, a private plateau reveals breathtaking panoramic views stretching across the Hudson River & horizon beyond. A former hotel in the Gilded Age known as "Limont House," the approximately 5,600 SF residence blends timeless architectural character with thoughtful modern updates. Oversized rooms, soaring ceilings, sandstone walls, dramatic archways, gingerbread trim, wraparound porches, French doors & four wood-burning fireplaces create a setting that feels both elegant & inviting. Nearly every room captures sweeping river views. The grand living room features 10' ceilings, custom built-ins, an antique jade fireplace mantel & double arched doors opening to a sun-filled foyer & river-facing porches. A hidden library offers the perfect retreat for reading or working from home. The walk-out lower level, complete with radiant heat, serves as the heart of the home, anchored by exposed sandstone walls & dual-sided fireplace, flowing seamlessly from formal dining room to the second family room & chef's kitchen with Wolf & Sub-Zero appliances, climate-controlled wine cellar, generous prep space & direct access to outdoor entertaining areas. Upper levels offer up to a total of five bedrooms, a den & multiple renovated baths, all infused with natural light & river vistas. Separate from the main residence is a two-story guest/pool house & gym overlooking the heated gunite saltwater pool & spa. Complete with two rooms, two baths, wet bar & private entrance, the structure also functions as a legal apartment—ideal for guests, extended family, or additional rental income potential. The current owners have invested extensively in both cosmetic & infrastructure improvements, including updated mechanicals, a new roof & extensive exterior enhancements that elevated both the beauty & long-term functionality of the estate. Beyond the gates lies one of the Hudson Valley's most sought-after lifestyles. Downtown Nyack & Piermont are just minutes away, offering acclaimed restaurants, cafes, boutiques, marinas, riverfront parks, galleries & vibrant arts & music scenes. NYC-bound buses can be flagged directly from your doorstep, while Metro North train service is approximately 10 minutes away—making access to Manhattan remarkably convenient. Rich in provenance & atmosphere, "Limont House" once welcomed Gilded Age guests including Diamond Jim Brady & famed actress Lillian Russell, & later was owned by Broadway producer Mary Frank, sister of actor Burgess Meredith. Today, it stands as one of Grand View-on-Hudson's most iconic & unforgettable estates—a property designed for those who appreciate beauty, privacy & the art of entertaining. From elegant dinners overlooking the Hudson River to sunset cocktail parties by the pool, wraparound porch gatherings & celebrations beneath endless horizon views, 91 River Road offers a setting that feels cinematic in every season—where glowing moonrises, sweeping river vistas & extraordinary gardens create an atmosphere as unforgettable as the home itself...

### Listing Details

Asking Price: \$2,938,888	Taxes: \$43,445	Status: Active
Type: Single Family	MLS ID: 1004639	Last Update: 5/30/2026
Added: 4 Day(s) Ago		

### Property Details

Address: 91 River Road	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 5,600
Total Bedrooms: 5	Total Bathrooms: 4 full, 2 half	Total Rooms: 12