



265 N Broadway
Nyack, NY 10960
For Sale: \$2,550,000

Type:	Single Family
MLS#:	980039
Square Footage:	3,924
Taxes:	\$49,616
Year Built:	1922

Mediterranean Revival estate is among the most compelling riverfront offerings to come to market in the Hudson Valley in recent years. Approached by a rare circular driveway and positioned on an exceptionally wide waterfront parcel along prestigious North Broadway, the property combines architectural significance, remarkable scale, and an irreplaceable setting just a short stroll from the heart of Nyack and approximately 35 minutes from New York City. This is a rarity in every sense: a true riverfront estate within walking distance of acclaimed restaurants, cafés, galleries, boutiques, waterfront parks, a public marina, and the vibrant cultural life that has made Nyack one of the region's most sought-after villages. Inside, a dramatic central staircase anchors a magnificent 30-foot reception hall, while a collection of beautifully preserved original details reflects the craftsmanship and ambition of the home's era. French leaded-glass doors, leaded-glass windows throughout, soaring ceilings, natural woodwork, original hardwood floors, three fireplaces, a gracious library, sunroom, solarium, expansive front-to-back living room, walk-in closets, and a secondary staircase leading to former staff quarters all contribute to the home's unmistakable character. Broad lawns descend toward the river's edge, where a charming gazebo overlooks the Hudson and captures sweeping water views. A detached garage with matching tile roof, mature landscape features, and the exceptional breadth of the waterfront parcel further distinguish the property from virtually anything else available in the marketplace. While many buyers will likely envision a substantial investment to elevate the residence to today's highest standards, the true value lies in what can never be recreated: the setting, the architecture, the scale, the direct river frontage, and the extraordinary village lifestyle. Like a great classic estate awaiting its next chapter, the home possesses an enduring elegance and presence. Opportunities to acquire a property of this stature, in such a location, are exceedingly rare. For the discerning buyer with vision, imagination, and appreciation for architectural legacy, 265 North Broadway represents a once-in-a-generation offering.

Listing Details

Asking Price: \$2,550,000	Taxes: \$49,616	Status: Active
Type: Single Family	MLS ID: 980039	Last Update: 6/27/2026
Added: 31 Day(s) Ago		

Property Details

Address: 265 N Broadway	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 3,924
Total Bedrooms: 6	Total Bathrooms: 3 full, 1 half	Total Rooms: 14
Home Style: Mediterranean	Attic: Pull Stairs	Basement: Full
Siding: Stucco	Year Built: 1922	

Location Details

Lot Size: 2.1 Acres	Lot Description: Back Yard, Cleared, Front	Driveway: Driveway
Water Front: Yes	Water Access: Yes	

School Details

School District: Nyack	Elementary School: Upper Nyack	Middle School: Nyack
High School: Nyack		

Heating, Cooling, & Utility Details