



87 Hix Avenue
Rye, NY 10580
For Sale: \$7,995,000

Type:	Single Family
MLS#:	1015115
Square Footage:	5,233
Taxes:	\$79,921
Year Built:	1856

Tucked away at the end of a long private drive, hidden from view and unknown to many who pass nearby, this extraordinary waterfront estate offers a rare combination of privacy, history, and lifestyle in one of Rye's most coveted neighborhoods. Originally built in 1856 as part of the area's original homestead and thoughtfully expanded and enhanced over the years, the property spans 1.59 spectacular acres along Milton Harbor with direct access to Long Island Sound. A world apart from the ordinary, the 5,233-square-foot residence is surrounded by breathtaking gardens, mature specimen plantings, and a series of enchanting outdoor spaces that unfold from one destination to the next. Multiple terraces invite al fresco dining and entertaining—from morning coffee overlooking the water, to sunset cocktails by the pool, to gatherings at the dock as boats return from a day on the Sound. With six bedrooms, five full and one half baths, four garage bays, a waterside pool, and a private dock accommodating a vessel up to approximately 32 feet, the property delivers an unrivaled waterfront lifestyle. The setting evokes a distinctive “Bedford meets the water” feel—an uncommon blend of estate-like grounds, privacy, and natural beauty rarely found on the shoreline. While the home enjoys all the benefits of the vibrant Hix Park neighborhood community, it lives as its own private sanctuary. This is not a cookie-cutter property. It is for the buyer seeking something truly unique: a place with history, character, extraordinary land, stunning gardens, a dock, pool, water access, and a sense of discovery that cannot be replicated.

Listing Details

Asking Price: \$7,995,000	Taxes: \$79,921	Status: Active
Type: Single Family	MLS ID: 1015115	Last Update: 6/30/2026
Added: 11 Day(s) Ago		

Property Details

Address: 87 Hix Avenue	City: Rye	State: NY
Zip: 10580	County: Westchester	Square Footage: 5,233
Total Bedrooms: 6	Total Bathrooms: 5 full, 1 half	Total Rooms: 14
Fireplaces: 2	Home Style: Colonial	Community: Hix Park
Attic: None	Basement: Crawl Space	Siding: Shingle Siding
Year Built: 1856		

Location Details

Lot Size: 1.59 Acres	Driveway: Attached	Water Front: No
Water Access: Yes		

School Details

School District: Rye	Elementary School: Milton	Middle School: Rye
High School: Rye		

Heating, Cooling, & Utility Details

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