



27 Castle Road
Piermont, NY 10968
For Sale: \$4,195,000

Type:	Single Family
MLS#:	1017797
Square Footage:	3,800
Taxes:	\$35,765
Year Built:	2006

KoiHaus, a mid-century modern home on 3.16 acres, tucked away on a secluded road near the banks of the Hudson River—just a stone's throw from the legendary 1890s McKim, Mead & White masterpiece, Lord's Castle. This architectural gem is a masterclass in organic design, orchestrating a brilliant dialogue between mid-century modern aesthetics and the spiritual heritage of Japanese landscaping. KoiHaus is more than just a luxury residence; it is a living sanctuary where home and nature exist as one. The landscape is as important as the architectural design. The landscape architect designed the gardens from inside out - thru its 100 windows. There is harmony between the home's natural setting and the architectural design. The home rises from the site line as one approaches it, going past the 13 ft tall steel elephant in the front yard, that moves naturally by the wind. True to the legacy of Frank Lloyd Wright, KoiHaus utilizes clean lines and geometric shapes, that are softened by its Japanese gardens and landscape. The structure is composed of five interconnected boxes, wrapped in an exterior palette of concrete, stucco, stone, and rich hardwood, all capped by a durable, 50-year roof. What truly defines the exterior, however, is its relationship with light. Its many windows of varying shapes and sizes, framing shifting natural portraits throughout the day. Every detail leans into sleek minimalism. Broad, flat moldings complement natural stone walls, while pocket doors are utilized throughout to maximize room volume and echo Japanese sliding screens. Premium finishes include polished bluestone countertops. KoiHaus' defining engineering feature is its split-foundation design. Technically it is two independent structures joined by a dramatic glass-and-steel bridge. Beneath this bridge flows a continuous, sprawling koi pond that meanders under and around the house. From almost any vantage point, residents can look out to watch Nishikigoi—the "living jewels" of Japan—swimming gracefully in their natural habitat. In Japanese philosophy, the koi represents perseverance, strength, harmony, and transformation. Spanning approximately 5,800 sqft of meticulously planned living space, the estate balances Grand-Scale entertaining with intimate comfort: 1) Main & Upper Levels (3,700 sqft): Features a massive chef's kitchen with a vast walk-in pantry, a dining room perfectly positioned for sunset views, and bamboo flooring throughout. 2) Walk-Out Lower Level (2,000 sqft): This level is above-grade on two sides, large fitness room with a wall of windows (could function as another den), home theater, wet bar room and full bath. A hot tub is conveniently located outside its back doors. 3) The Annex: A 1,000 sqft semi-finished space w/climate control offers endless options. Currently used as a practice room for the band! 6,800sf total. Property Specifications: Total sqft: 5,800 + 1,000sqft in the annex. Bedrooms, 4 (possible 6 to 7). Baths, 4. Outdoor living, 1,500sqft of premium IPE decking. Garage: 2 car with dual lifts to accommodate 4 vehicles. Climate Control: full zone heating and central air conditioning throughout. The structure was designed by the acclaimed bi-coastal architect Brian Spence, AIA (NYC & LA), and the landscape was designed by renowned Japanese garden expert Asher Browne. While KoiHaus feels like a world unto itself, it is remarkably connected. Located near the historic Hudson Riverfront village of Piermont, it offers from five-star dining, local marinas, vibrant farmers markets, and a pristine 700-acre state park. Commuting is effortlessly simple: it is a mere 6 minutes to the Mario Cuomo Bridge (connecting to Metro-North for a straight shot into Grand Central) and just 15 minutes to the George Washington Bridge into Manhattan. For the connoisseur of art, architecture, and mindful living, it becomes instantly clear upon arrival: KoiHaus. Nothing Compares.

Listing Details

Asking Price: \$4,195,000	Taxes: \$35,765	Status: Active
Type: Single Family	MLS ID: 1017797	Last Update: 7/27/2026
Added: 49 Day(s) Ago		

Property Details

Address: 27 Castle Road	City: Piermont	State: NY
Zip: 10968	County: Rockland	Square Footage: 3,800
Total Bedrooms: 4	Total Bathrooms: 4 full	Total Rooms: 14