



7 Van Houten Street
Nyack, NY 10960
For Sale: \$595,000

Type:	Single Family
MLS#:	1023879
Square Footage:	960
Taxes:	\$12,537
Year Built:	1873

Picture Jessica Fletcher bicycling through Cabot Cove, past historic houses, winding lanes and boats along the waterfront, and you have a sense of the irresistible aura of Van Houten's Landing. Tucked within this charming Upper Nyack enclave, 7 Van Houten Street is a rare early 19th century home overlooking the Hudson River and the neighborhood's longstanding boatyard, where the view is never static and boats, water, light and sky become part of daily life. Morning might begin on the covered porch before a walk to La Promenade Bakery for coffee, followed by a bicycle ride toward Hook Mountain, while evenings invite a short trip into Nyack for dinner, galleries, boutiques or a stroll through the riverfront parks. Inside, the nearly 1,000 square foot home offers hardwood floors, a fireplace, generous living and dining spaces, a practical kitchen with river views, and an unusually spacious second floor bedroom wrapped in windows overlooking the Hudson. A walk out basement provides abundant storage, while the surprisingly large rear lawn creates an extraordinary sense of openness and connection to the river. The house is ready for someone with imagination to restore, update and make entirely their own, with remarkably affordable property taxes adding to the appeal. Quaint, historic, intimate and unmistakably maritime, this is as close as the Hudson Valley comes to living in Cabot Cove, with all the character and scenery but, one hopes, considerably less mystery.

Listing Details

Asking Price: \$595,000	Taxes: \$12,537	Status: Active
Type: Single Family	MLS ID: 1023879	Last Update: 10/7/2026
Added: 93 Day(s) Ago		

Property Details

Address: 7 Van Houten Street	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 960
Total Bedrooms: 1	Total Bathrooms: 1 full, 1 half	Total Rooms: 4
Fireplaces: 1	Home Style: Cottage	Attic: None
Basement: Full	Siding: Frame	Year Built: 1873

Location Details

Lot Size: 0.11 Acres	Lot Description: Near Public Transit, Near	Driveway: Driveway
Water Front: No	Water Access: No	

School Details

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

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: None		

Broker Details