

\$549,000 - 467 1/2 Munroe Avenue, Sleepy Hollow

MLS® #831075

\$549,000

0 Bedroom, 0.00 Bathroom,
Land on 0.34 Acres

Phillipsburg Manor, Sleepy Hollow, NY

Rare Building Opportunity in Historic Philipse Manor!



Nestled within the historic enclave of Philipse Manor in Sleepy Hollow, New York, this .34-acre parcel offers a unique opportunity to craft a modern home that harmonizes with its rich surroundings. Bordered to the west by Devries Park, the property boasts a Hudson River view, providing a stunning backdrop for your future residence.

The proposed architectural design envisions a zoning-compliant, three-bedroom modern farmhouse with the space to span over 4,000 square feet, complete with a full basement. The thoughtfully designed open floor plan features a central hall, two fireplaces, and a gourmet kitchen, creating a seamless flow throughout the home. The primary suite is a true retreat, offering a spacious walk-in closet. Designed with outdoor living in mind, the home includes a classic front porch and an open deck on the western face, perfect for taking in the breathtaking Hudson River vistas.

Recent tree clearing has further opened up the landscape, providing a clearer perspective of the lot's potential. This property is a commuter's dream, located just a five-minute walk to the Philipse Manor train station, with express service to Grand Central in only 37 minutes. Nature lovers will enjoy easy access to the Rockefeller Preserve, offering miles of

trails for walking, jogging, hiking, and biking.

The current architect of the rendered potential design, with decades of experience designing distinguished properties throughout the Rivertowns, ensures a seamless home integration with its historic and scenic surroundings. Prospective owners can adopt this thoughtfully curated design or collaborate with their architect to realize a personalized vision.

With 100 feet of frontage on Munroe Avenue and extending 150 feet towards the Hudson River, this is one of the last buildable lots in Philipse Manor. Don't miss this rare opportunity to personally design and build your dream home to life in one of Sleepy Hollow's most sought-after neighborhoods!

Essential Information

MLS® #	831075
Price	\$549,000
Sold Price	\$515,000
Date Sold	August 21st, 2025
Bathrooms	0.00
Acres	0.34
Taxes	\$5,230
Type	Land
Status	Closed

Community Information

Address	467 1/2 Munroe Avenue
Subdivision	Phillipsburg Manor
City	Sleepy Hollow
County	Westchester County
State	NY
Zip Code	10591

School Information

District	Union Free School District Of The Tarrytowns
Elementary	Washington Irving Interm School
Middle	Sleepy Hollow Middle School
High	Sleepy Hollow High School

Additional Information

Date Listed	March 5th, 2025
Days on Market	126

Listing Details

Listing Courtesy of	HomeSmart Homes & Estates
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