

\$3,995,000 - 40 High Ridge Road, Garrison

MLS® #H6313880

\$3,995,000

4 Bedroom, 4.00 Bathroom, 4,606 sqft

Residential on 6.23 Acres

N/A, Garrison, NY

Luxury rooted in simplicity: an outstanding Madderlake-designed contemporary with 180 degree views of the Hudson River. Perched on 6 acres, high on a hill in Garrison, NY, the residence is revealed via a long scenic driveway that opens to magnificent Hudson River views and a landscaped front garden. Bathed in celestial golden light, the recently upgraded floor-to-ceiling, energy-efficient glass walls and doors and new wrap-around deck offer ever-changing sunsets year-round. With its 10 ft white-washed ceilings, mix of rich woods and polished concrete and epic indoor pool wing, this recently gut-renovated monument to minimalism is regularly used for a long list of celebrity and high fashion shoots. The sun-drenched open-plan main floor redefines flexibility, starting with a chef's kitchen, formerly owned by cookbook author & Vogue food columnist Barbara Kafka. There's a seamless flow between kitchen, dining room with sliding glass doors to the deck, and great room with wood burning fireplace and modernist marble mantel. A main floor primary suite with spa bath, wrapped in glass with ravishing Hudson River views. A sundrenched second bedroom now being used as an office with double-exposure glass walls completes this floor. There are infinite options for leisure and entertainment on the natural-light-filled first floor. An oversized indoor sandstone pool with a wall of glass overlooks the Hudson and enables owners to live the tropical spa life in



every season. An adjacent lounge area is the perfect spot for a post-swim gathering. The great room/media room, gleaming with polished terrazzo-style concrete floors, has a woodburning fireplace with custom maple mantel, a spacious guest suite with spa bath and boutique-hotel caliber sauna. An additional bedroom, stylish full bath and office/artist studio/gym flex space complete this level.

Even the location is a luxury: minutes to Metro-North, Bear Mt Bridge to Palisades Parkway and 50-minute drive to Manhattan. No shortage of excellent art options & culinary delights between nearby DIA Beacon and Storm King sculpture park, and the recently restored 18th century ever-beloved Bird & Bottle Inn and restaurant. Additional Information: HeatingFuel:Oil Above Ground

Built in 1969

Essential Information

MLS® #	H6313880
Price	\$3,995,000
Sold Price	\$3,722,500
Date Sold	March 31st, 2025
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,606
Acres	6.23
Taxes	\$29,607
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed

Community Information

Address	40 High Ridge Road
Subdivision	N/A
City	Garrison
County	Putnam County
State	NY
Zip Code	10524

Amenities

Amenities	Sauna
Utilities	Trash Collection Private
Parking	Driveway
View	Mountain(s), River, Water
Has Pool	Yes
Pool	In Ground, Indoor

Interior

Interior	Hardwood
Interior Features	Master Downstairs, First Floor Bedroom, First Floor Full Bath, Double Vanity, Formal Dining, Entrance Foyer, High Ceilings, Open Kitchen
Appliances	Oil Water Heater, Cooktop, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Oven, Washer
Heating	Oil, Forced Air, Radiant, Radiant Floor
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out Access
Fireplace	Yes
# of Fireplaces	3

Exterior

Lot Description	Near Public Transit, Near School, Near Shops, Sprinklers In Front, Sprinklers In Rear, Views, Level, Sloped
Windows	Drapes, Floor to Ceiling Windows, New Windows, Oversized Windows, Wall of Windows
Exterior	Frame, Other, Wood Siding

School Information

District	Garrison Union Free
Elementary	Garrison
Middle	Garrison

High Haldane High School

Additional Information

Date Listed July 3rd, 2024
Days on Market 225

Listing Details

Listing Courtesy of Houlihan Lawrence Inc.

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