

\$1,248,000 - 458 Indian Brook Road, Garrison

MLS® #800191

\$1,248,000

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 7.41 Acres

N/A, Garrison, NY

Elegant, Eco-Friendly Retreat with Views of a pristine lake. This private parcel is adjacent to and backs up to New York State protected lands. Nestled on 7 plus beautiful acres, this two bedroom, two bath home offers the perfect balance of elegance and coziness. Designed by a renowned NY interior designer, the open floor plan and passive solar design maximize space and light, blending the indoors with the surrounding natural beauty. Approximately 1000 sqft of trex deck space provide for the outdoor living spaces. This eco friendly design delivers form and function at its best. Wake up to the warm sunrise and watch it set over the water in this painterly setting. Inside the home the open floor plan is carefully laid out to maximize the space. Passive solar rays heat the home along with radiant heated wide board wood floors. Glass windows and doorways bring in the light and the landscape which makes the interior space continue onto the wrap around deck which has a sectional sofa, seating and a fire table . An exterior room with heat and operable full shade walls creates a dining area to take you into the cool evenings and its louvers automatically will close if a little rain should fall. Rotational gardens change texture and color continually throughout the season and a lower deck with seating overlooking the lake creates a perfect spot for reading, relaxing and perhaps a late day cocktail. The connected fully finished and heated 600 square foot garage has custom cabinetry and counter space. Use it as an



extension of the home for an added work space or an art studio! Spacious enough for that and 2 cars! An incomparable eco-friendly home that combines sustainability with great design. That translates into high style for a low cost, economical lifestyle! Minutes to the Village of Cold Spring, Metro North and all that the Hudson Valley has to offer.

Built in 2014

Essential Information

MLS® #	800191
Price	\$1,248,000
Sold Price	\$1,400,000
Date Sold	January 24th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	7.41
Taxes	\$7,454
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Ranch
Status	Closed

Community Information

Address	458 Indian Brook Road
Subdivision	N/A
City	Garrison
County	Putnam County
State	NY
Zip Code	10524

Amenities

Utilities	Cable Connected, Propane, Underground Utilities
Parking	Attached, Driveway, Garage, Garage Door Opener, Heated Garage,

	Unpaved
# of Garages	2
View	Lake, Trees/Woods, Water

Interior

Interior	Hardwood, Tile
Interior Features	First Floor Bedroom, First Floor Full Bath
Appliances	Dishwasher, Dryer, ENERGY STAR Qualified Appliances, Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Washer, Wine Refrigerator
Heating	Ducts, Electric, Radiant
Cooling	Ductless, ENERGY STAR Qualified Equipment

Exterior

Exterior Features	Fire Pit, Garden, Gas Grill, Lighting, Mailbox, Other
Exterior	Advanced Framing Technique

School Information

District	Garrison Union Free
Elementary	Garrison
Middle	Garrison
High	Haldane High School

Additional Information

Date Listed	November 20th, 2024
Days on Market	31

Listing Details

Listing Courtesy of	Houlihan Lawrence Inc.
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