

\$1,150,000 - 245 Route 403, Garrison

MLS® #846691

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,948 sqft

Residential on 3.00 Acres

N/A, Garrison, NY

*Accepted Offer as of 4/14

This sophisticated architect-designed contemporary farmhouse is a true hidden gem, right in the heart of nature. A picturesque pond at the entrance, complete with visiting ducks, sets the tone for this magical woodland retreat. Surrounded by lush greenery and bordering NYS Parkland including the Appalachian Trail, the home offers a rare blend of tranquility and convenience—just minutes from the Metro-North train for an easy commute to NYC.

Step inside to polished concrete floors that lead to a sun-drenched living room with a fireplace, built-ins, and hardwood floors. The spacious country kitchen, outfitted with slate countertops and chef's appliances, is perfect for entertaining, offering serene woodland views. A three-season screened porch provides the perfect spot to enjoy morning coffee in the fresh air. The second floor features a serene primary bedroom with an oversized bathroom and a second bedroom, while the finished lower level offers guest quarters, a full bath, and an area for kids play, yoga, or gym. Modern amenities include energy-efficient mechanicals, a new standing seam metal roof, a stone patio and walkway, a Tesla charging station, and an 11kw Generac propane generator.

Located in Garrison, a charming Hudson Valley town known for its natural beauty, this home is just a short drive from Cold Spring's vibrant shops and restaurants.



Hiking trails, art galleries, and the Hudson River are all within reach, offering the perfect balance of country living and modern convenience. Whether you’re looking for a full-time residence or a weekend escape, this home is a rare find. Just 45 miles from the GW Bridge.

Built in 1998

Essential Information

MLS® #	846691
Price	\$1,150,000
Sold Price	\$1,335,000
Date Sold	June 13th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,948
Acres	3.00
Taxes	\$11,278
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed

Community Information

Address	245 Route 403
Subdivision	N/A
City	Garrison
County	Putnam County
State	NY
Zip Code	10524

Amenities

Utilities	Cable Connected, Electricity Connected, Propane
Parking	Driveway

View Trees/Woods, Water

Is Waterfront Yes

Waterfront Pond

Interior

Interior Concrete, Hardwood

Interior Features Built-in Features, Eat-in Kitchen, Entrance Foyer, High Ceilings

Appliances Dishwasher, Dryer, Oven, Range, Refrigerator, Stainless Steel Appliance(s), Washer, Gas Water Heater

Heating Forced Air, Propane

Cooling Ductless

Has Basement Yes

Basement Finished

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Living Room, Wood Burning

Exterior

Exterior Features Garden, Rain Gutters

Lot Description Front Yard, Garden, Hilly, Landscaped, Part Wooded, Private, Wooded

Windows Oversized Windows

Exterior Wood Siding

School Information

District Haldane

Elementary Garrison

Middle Garrison School

High Haldane High School

Additional Information

Date Listed April 9th, 2025

Days on Market 20

Levels Bi-Level

Listing Details

Listing Courtesy of Compass Greater NY, LLC

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Listing information last updated on October 26th, 2025 at 10:45pm EDT