

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

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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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Listing information last updated on October 27th, 2025 at 2:15am EDT