

# \$1,698,995 - 314 Palisades Boulevard # 85, Sleepy Hollow

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MLS® #H6321032

**\$1,698,995**

3 Bedroom, 5.00 Bathroom, 2,718 sqft  
Residential on 0.00 Acres

Brownstones at Edge-On-Hudson, Sleepy Hollow, NY

This delightfully classic 4 story brownstone is ideally sized at 2,719, sq. ft. with 3 bedrooms 3 full and 2 half baths. Inside, youâ€™ll find a breathable 8 room open plan design for maximum light, flexibility, and flow, a sumptuous open kitchen with stainless appliances and center island with plenty of countertop space to satisfy your inner chef. A roaring fireplace on winter nights will be the center of attraction in your spacious great room. The primary bath offers spa-like finishes with a luxurious soaking tub. A rooftop terrace with a loft fabulous for entertaining under the stars, 2 car garage and the highest quality interior features! Once completed, this 93 acre master planned community will surround its owners with a delightful and eminently walkable riverfront village full of the little niceties that make Westchester living so extraordinary--charming cafes, galleries, and boutiques along with 20+ acres of open green space, and of course, the spectacular riverfront promenade. Additional Information: ParkingFeatures:2 Car Attached



Built in 2024

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | H6321032    |
| Price  | \$1,698,995 |

|                |                    |
|----------------|--------------------|
| Sold Price     | \$1,625,000        |
| Date Sold      | October 31st, 2024 |
| Bedrooms       | 3                  |
| Bathrooms      | 5.00               |
| Full Baths     | 3                  |
| Half Baths     | 2                  |
| Square Footage | 2,718              |
| Acres          | 0.00               |
| Taxes          | \$37,000           |
| Year Built     | 2024               |
| Type           | Residential        |
| Sub-Type       | Condominium        |
| Style          | Townhouse          |
| Status         | Closed             |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 314 Palisades Boulevard # 85  |
| Subdivision | Brownstones at Edge-On-Hudson |
| City        | Sleepy Hollow                 |
| County      | Westchester County            |
| State       | NY                            |
| Zip Code    | 10591                         |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Park                                              |
| Utilities      | See Remarks                                       |
| Parking Spaces | 2                                                 |
| Parking        | Attached, Driveway, On Street, Garage Door Opener |
| Is Waterfront  | Yes                                               |
| Waterfront     | River Access, Water Access                        |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior          | Hardwood                                                                                                                        |
| Interior Features | Eat-in Kitchen, Formal Dining, Entrance Foyer, Granite Counters, Primary Bathroom, Quartz/Quartzite Counters, Walk-In Closet(s) |
| Appliances        | Gas Water Heater, Cooktop, Dishwasher, Dryer, ENERGY STAR Qualified Appliances, Microwave, Refrigerator, Oven, Washer           |
| Heating           | Natural Gas, Forced Air                                                                                                         |
| Cooling           | Central Air, Wall/Window Unit(s)                                                                                                |

|                 |      |
|-----------------|------|
| Has Basement    | Yes  |
| Basement        | None |
| Fireplace       | Yes  |
| # of Fireplaces | 1    |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Mailbox                                                                      |
| Lot Description   | Near Public Transit, Near School, Near Shops, Sprinklers In Front, Sprinklers In Rear |
| Windows           | Screens                                                                               |
| Exterior          | Batts Insulation, Blown-In Insulation, Frame, HardiPlank Type, Stone                  |

## School Information

|          |                                              |
|----------|----------------------------------------------|
| District | Union Free School District Of The Tarrytowns |
| Middle   | WASHINGTON IRVING INTERM SCHOOL              |
| High     | Sleepy Hollow High School                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | July 31st, 2024  |
| Days on Market | 42               |
| HOA Fees       | 576              |
| HOA Fees Freq. | Monthly          |
| Levels         | Three Or More    |
| Pets           | Call             |
| Model          | Carroll Fairview |

## Listing Details

|                     |                                |
|---------------------|--------------------------------|
| Listing Courtesy of | Toll Brothers Real Estate Inc. |
|---------------------|--------------------------------|

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Listing information last updated on October 27th, 2025 at 1:00am EDT