



TUXEDO HUDSON REALTY

EST 2015

6 Laurel Rd, Sloatsburg NY

In its 100th year, this 1926 Sloatsburg home comes to market for the first time. Built for Mary Allen Bush, a direct descendant of Sloatsburg founder Jacob Sloat, the home has remained with three generations of the Bush family for nearly a century. Original details and hardwood floors preserve its historic character, while a long history of careful maintenance and significant recent improvements make the home as compelling today as its provenance.

Inside, generous living spaces include a fireplace living room, dining room, sunroom, butler's pantry, breakfast nook, three bedrooms, and two full baths, with additional flexibility in the finished basement and walk-up attic. Outside, 1.95 acres of flat, usable lawn are framed by mature landscape and historic fieldstone walls, including an entrance marker from Jacob Sloat's 1846 factory. Minutes from Harriman State Park, downtown Sloatsburg, Valley Rock Inn, and train service to New York City, 6 Laurel Road brings together a century of local history with the ease of Lower Hudson Valley living.



- Built in 1926 - Celebrating its 100th year
- Historic Fieldstone Walls, Gardens and Pond
- Office Spaces
- 3 Bedrooms | 2 Baths | 2,405 sq ft
- Seven walk in closets & a large primary closet
- Hardwood Floors Throughout
- 2 Car Garage
- 1.95 Acres of Sub-dividable Land
- Taxes \$19,603

\$840,000

www.tuxedohudsonrealty.com

Equal Housing Opportunity



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A century of history has been matched by careful stewardship and significant improvements throughout the property. Recent investments include a new roof, septic tank, hot water heater, chimney work, drainage improvements, and continued updates to the home's electrical, plumbing, heating, and exterior systems. The detailed history below reflects the exceptional level of care given to 6 Laurel Road over the years.



Property Features & Improvements

Electrical

- New electrical panel | 2015
- Eight outlets upgraded to 3-prong | 2023

Heating + Hot Water

- New electronic ignition gas valve + pilot module for furnace | 2026
- New 40-gallon hot water heater | 2024

Roof + Exterior

- New roof on entire house | 2023
- New bathroom skylight | 2023
- New patio roof | 2023
- Entire chimney repointed + flashing | 2024
- Chimney water sealant applied | 2024
- New large gutters + leaders | 2021
- Driveway cracks filled + driveway sealed | 2024

- New living room storm door | 2025
- Exterior storm windows throughout | 1976
- Two replacement kitchen windows + two replacement windows in one bedroom | 1976

Kitchen

- Cabinetry refaced + new cabinet doors | 2012
- New countertops | 2012
- New sink | 2012
- New dishwasher | 2012
- Upper oven bake igniter replaced | 2024

Garage

- Detached 2-car garage
- Additional room above garage
- New garage storage stairs | 2025

Plumbing + Drainage

- New kitchen faucet | 2025
- Kohler Memoirs chair-height toilet, upstairs bath | 2020
- Gerber chair-height toilet, downstairs bath | 2020
- New PVC piping + additional clean-out traps, downstairs bath | 2020
- Front sump pump replaced + Zero Gravity line | 2023
- Rear sump pump replaced | 2024
- Sump drainage system installed + Village of Sloatsburg approved | 2019
- New septic tank installed | 2022
- Septic tank cleaned | 2025
- Front portion of house connected to sewer system with clean-out trap, serving upstairs bath + kitchen | 2014

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