



TUXEDO HUDSON REALTY

EST 2015

42641 Outlook Ave Lot 74, Thousand Island Park, NY

A TRUE THOUSAND ISLAND PARK GEM

Panoramic River Views • Exceptional Craftsmanship • Effortless 3-Season Living

Set just off West Coast Avenue, this beautiful Eastlake Victorian enjoys an extraordinary vantage point overlooking the St. Lawrence River's main shipping channel. Panoramic water views and the ever-changing sight of passing ships are part of the experience of this exceptional TIP cottage.

Originally designed by Grater Architects of Clayton, NY, the cottage has been thoughtfully renovated to a remarkably high standard, combining the character and charm of a classic Thousand Island Park home with the comfort and quality of modern living.

Cottages with expansive, panoramic water views are among the most coveted properties in Thousand Island Park.



- 3 bed | 3 bath
- 1,367 sq ft
- River & Sunset Views
- Built in 1910
- First floor en-suite bedroom
- Heat and Central Air Conditioning
- Private Drilled Water Well
- Fully Furnished
- Annual Taxes: \$4,488

\$749,000

www.tuxedohudsonrealty.com

Equal Housing Opportunity



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Office Locations:
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THE THOUSAND ISLAND PARK EXPERIENCE

A Walkable Community • A Remarkable Setting • A Place Like No Other

Life in Thousand Island Park is defined by its setting, traditions and sense of community. From morning sports on the Green to afternoons at the Library, fine dining at the Wellesley Hotel, dinner and drinks at the Guzzle, and gatherings throughout the Park, the best of TIP is experienced on foot and shared with friends and neighbors.

This cottage is ideally located just off West Coast Avenue, placing you in the heart of the Park while offering an exceptional open-water views.



Property Features & Improvements

SYSTEMS & INFRASTRUCTURE

- Fully renovated to a high standard
- Fully insulated
- Heated throughout
- Central air conditioning
- Drilled well
- Modern washer & dryer
- Comfortable true 3-season residence
- Thousand Island Park leasehold property with automatically renewable 99-year land lease
- Sellers' interest in shared lease of Lot 91 across Outlook conveys with the property

KITCHEN

- Beautifully updated modern kitchen
- Custom cabinetry
- Stainless steel appliances
- Stainless steel range hood
- Dishwasher
- Quality finishes and fixtures
- Designed for both everyday living and entertaining

BATHROOMS

- 2½ updated baths
- First-floor full bath
- Double vanity
- Modern fixtures and finishes

BEDROOMS & LIVING SPACES

- 3 bedrooms
- First-floor bedroom
- Ample closet and storage space
- Wide old-growth flooring throughout
- Bleached beadboard walls
- Comfortable, well-proportioned living spaces
- Open Upper & Screened Lower Wraparound Porches
- Fir porch flooring
- Exceptional panoramic views of the St. Lawrence River and main shipping channel

OUTDOOR & LOCATION

- Exceptional location just off West Coast Avenue
- Gravel 2-car driveway
- Panoramic open-water views
- Views of passing ships
- Shared green space across Outlook for recreation and play
- Lot 91 green space helps preserve the open-water view
- Convenient to the Green, Library, Guzzle and Wellesley Hotel
- Located within the Thousand Island Park Historic District

TURN-KEY

- Fully furnished
- Ready to enjoy
- Thoughtfully designed and beautifully appointed

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