

13 IRVINGTON STREET

13 IRVINGTON ST, DOBBS FERRY, NY 10522

\$875,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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10522

This pristine Rivertowns home on a quiet, neighborly street stands out for its southwest vistas, sun-drenched interiors, fabulous yard filled with pollinators, and all the amenities of Dobbs Ferry, yet within the Ardsley school district. Easy indoor-outdoor living is essential here. Multiple gardens ready for the blooms of spring lead to the front door, all bathed in sunlight, providing native habitat for butterflies and songbirds. This joyful array of flower beds will entice gardeners of all levels, even novices! The home's lofty perch allows for the open plan main level to be radiant with light.

Garage Count: 1 Car Garage,
Sewer: Public,
Fireplace Count: 1 Fireplace,
Water: City Water

\$875,000



A wide bay picture window offers a birds-eye view of distant hills and a vast skyscape, displaying treetops by day and vibrant colors at sunset. Featured in the living room is the raised hearth wood-burning fireplace, adding warmth and character when the sunshine fades, while the dining room offers glass sliders for immediate access to the amazing backyard! The kitchen is a hub for culinary activity, with 2-seater peninsula, Carrara marble counters, stainless appliances, and backyard views. Proceed past a powder room and through a side door to the yard's lounging deck to soak up afternoon sun or continue to an intimate bbq area beyond. Here, enjoy the delight of outdoor dining and recreation on a spacious stone patio nestled amid a lush backdrop of mature trees and edged with early spring blooms of daffodils and crocuses. An adjacent raised level lawn area is a real amenity - perfect for gardening, play equipment, or just running barefoot through the grass. Don't miss the 90-foot-long zip line for the ultimate in fun! The home's private primary bedroom includes an ensuite half-bath, wide closets, and plenty of southeastern sunlight. Two additional bedrooms both have oversized closets and glorious panoramas of the expansive sky.



On the finished lower level find a recreation room, laundry, storage, and the home's 2nd full bath. Outdoor access is provided on this level through the attached oversized heated garage. Two village downtowns are just minutes away, and MetroNorth offers a 40-minute train to GCT. With easy access to the ballfields and town pool at Dobbs' Gould Park, the beautiful 76-acre Juhring Preserve blocks away, and connections to main arterial roads a breeze, come see how 13 Irvington can provide you with the best of what Rivertowns life is all about.



