



Escape to a picturesque Hudson Valley retreat center nestled in the serene seclusion of charming Hyde Park! Set upon 75 acres of pristine land, this scenic campus boasts 23 separate buildings including a conference center, administrative offices, spacious auditorium, dining hall, chapel, ample residences and even an in-ground pool.

Whether you seek a venue for business retreats, academic conferences or rejuvenating weekend getaways this versatile property offers endless possibilities. Imagine team building exercises amidst lush landscapes, intellectual discourse in the large auditorium, or moments of reflection in the tranquil chapel. Conveniently located minutes from Rt. 9, MetroNorth, and Poughkeepsie. Don't miss the opportunity to own this idyllic setting and all that it offers.

Commercial



HOULIHAN LAWRENCE



88876
SQFT

75.06
ACRES

23
BUILDINGS

Currently Mariapolis Luminosa, the Focolare's little city in North America. This property perfectly blends privacy with convenience.

With special permit, the uses for this property are endless; Educational Campus, Environmental and Agricultural Learning Institute, Spiritual Retreat, Conference and Event Center, Corporate Training Site, Creative Art and Performance Space, Convalescent or Rehabilitation Facility, etc.

SITE DETAILS

Community Buildings

- #1 Auditorium: 12160 sqft
- #6 Chapel & Adsum : 5438 sqft
- #7 Dining Hall: 7755 sqft
- #9&12 Gift Shop & Offices: 3870 sqft
- #10 Offices: 3230 sqft
- #18 Mariapolis Center: 6194 sqft

Residences

- # 5 Lakeview: 1440 sqft
- # 8 Casa Luminosa: 4770 sqft
- #14 Fiamma: 4540 sqft
- #15 Golden House: 1855 sqft
- #16 Jesus the Teacher: 3574 sqft
- #17 Ardente: 4057 sqft
- #19 Cabin I: 1817 sqft
- #20 Casetta Gloria: 1265 sqft
- #22 Sun House: 2905 sqft
- #24 One Star: 3741 sqft
- #27 One Heart: 4032 sqft
- #32 Casa Ideale: 2913 sqft
- #33 Full of Grace: 5984 sqft
- #34 Philadelphia: 4036 sqft
- #35 Living Springs House: 2640 sqft

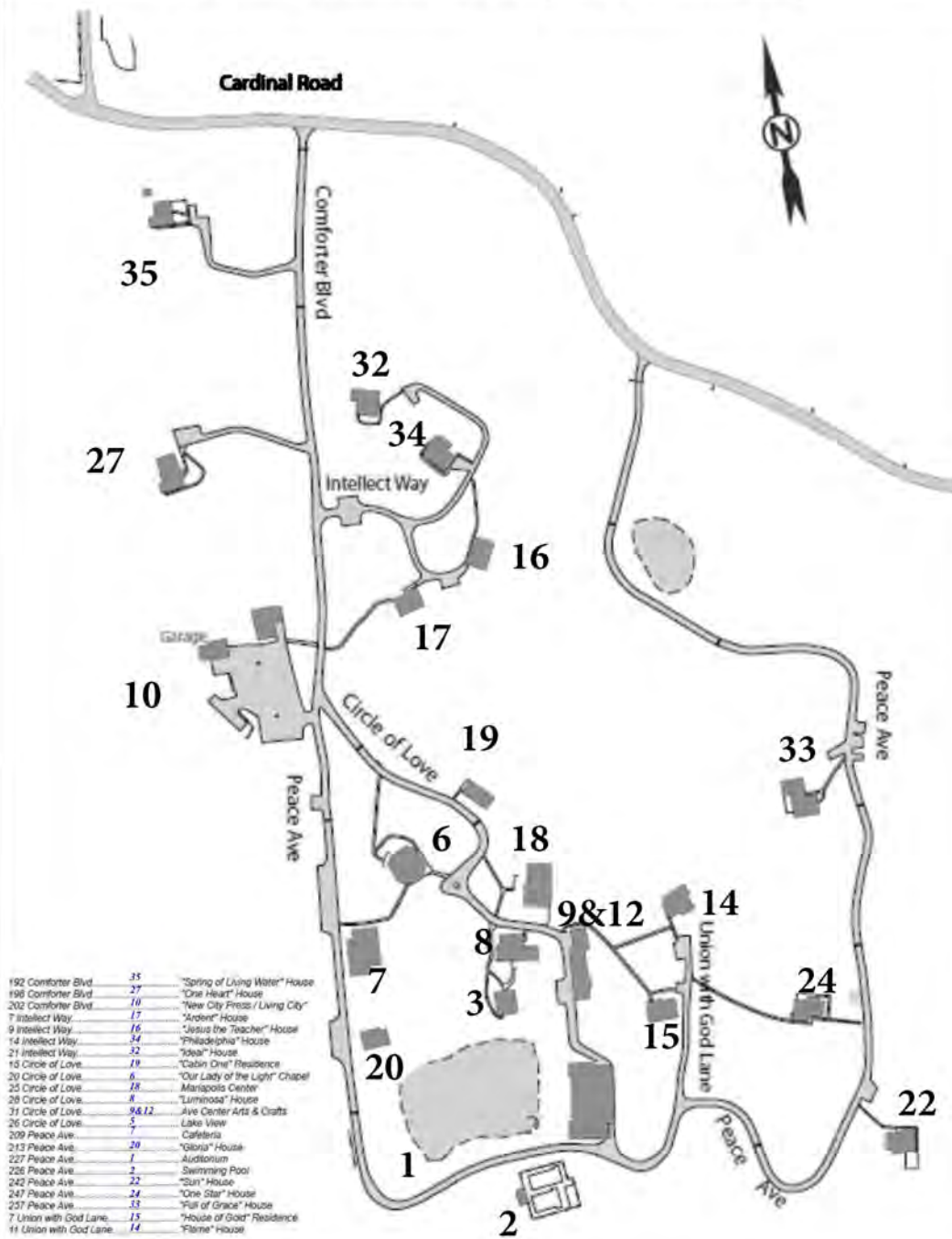
- +Maintenance garage
- +Inground Pool w/ Cabana
- +Soccer Field
- +Playground
- +Team-Building Field
- +Pond



HOULIHAN LAWRENCE

SINCE 1888

Focolare Movement Mariapolis Luminosa Map



192 Comforter Blvd.	35	"Spring of Living Water" House
198 Comforter Blvd.	27	"One Heart" House
202 Comforter Blvd.	10	"New City Press / Living City"
7 Intellect Way	17	"Arden" House
9 Intellect Way	16	"Jesus the Teacher" House
14 Intellect Way	34	"Philadelphia" House
21 Intellect Way	32	"Ideal" House
10 Circle of Love	19	"Cabin One" Residence
20 Circle of Love	6	"Our Lady of the Light" Chapel
25 Circle of Love	18	Mariapolis Center
28 Circle of Love	8	"Luminosa" House
31 Circle of Love	9&12	Ave Center Arts & Crafts
26 Circle of Love	5	Lake View
209 Peace Ave.	7	Cafeteria
213 Peace Ave.	29	"Gloria" House
227 Peace Ave.	1	Auditorium
226 Peace Ave.	2	Swimming Pool
242 Peace Ave.	22	"Sun" House
247 Peace Ave.	24	"One Star" House
257 Peace Ave.	33	"Pur of Grace" House
7 Union with God Lane	15	"House of Gold" Residence
11 Union with God Lane	14	"Flame" House

Base Map Source: Client

Subject: 200 Cardinal Road
 Town of Hyde Park, Dutchess County, NY
 Tax Map Parcel ID No: 133200-6265-03-417423

North as
 noted



*#1 Auditorium ~ 227 Peace Ave
Multi-purpose space with seating for 350, reception area, stage area, tech room, translation booth, coat room, gym, 2 changing rooms, kitchen, pantry, restrooms, deck, storage room, and utility room. Handicap access. Overlooking scenic pond!*

Auditorium



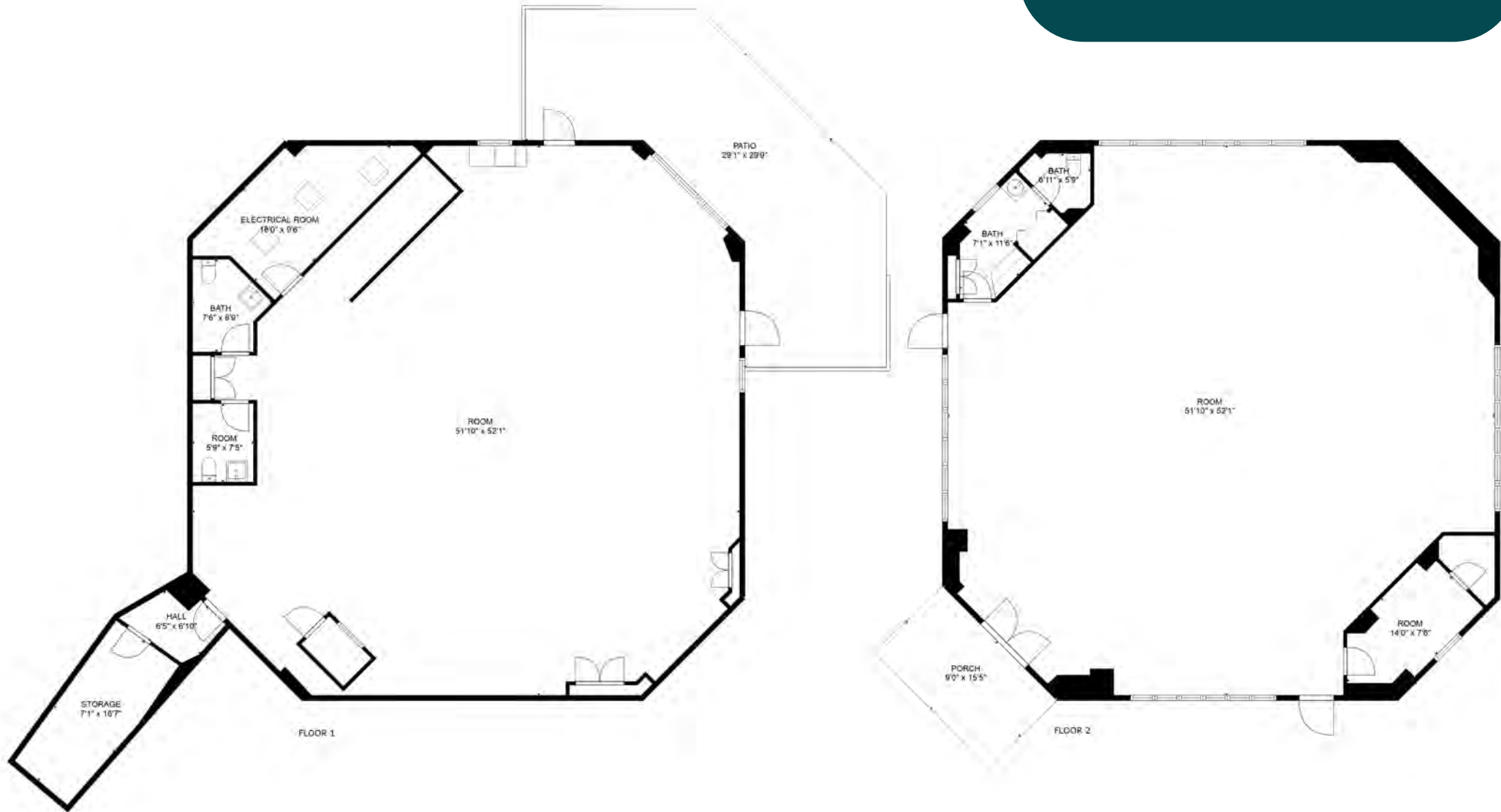
#6 Chapel & Adsum ~ 20 Circle of Love



Spiritual space with beautiful stained glass, plus meeting rooms and restrooms.



Chapel & Adsum



TOTAL: 4863 sq. ft
Below Ground: 2349 sq. ft, FLOOR 2: 2514 sq. ft
EXCLUDED AREAS: STORAGE: 124 sq. ft, HALL: 42 sq. ft, ELECTRICAL ROOM: 156 sq. ft,
PATIO: 606 sq. ft, UNDEFINED: 12 sq. ft, PORCH: 139 sq. ft

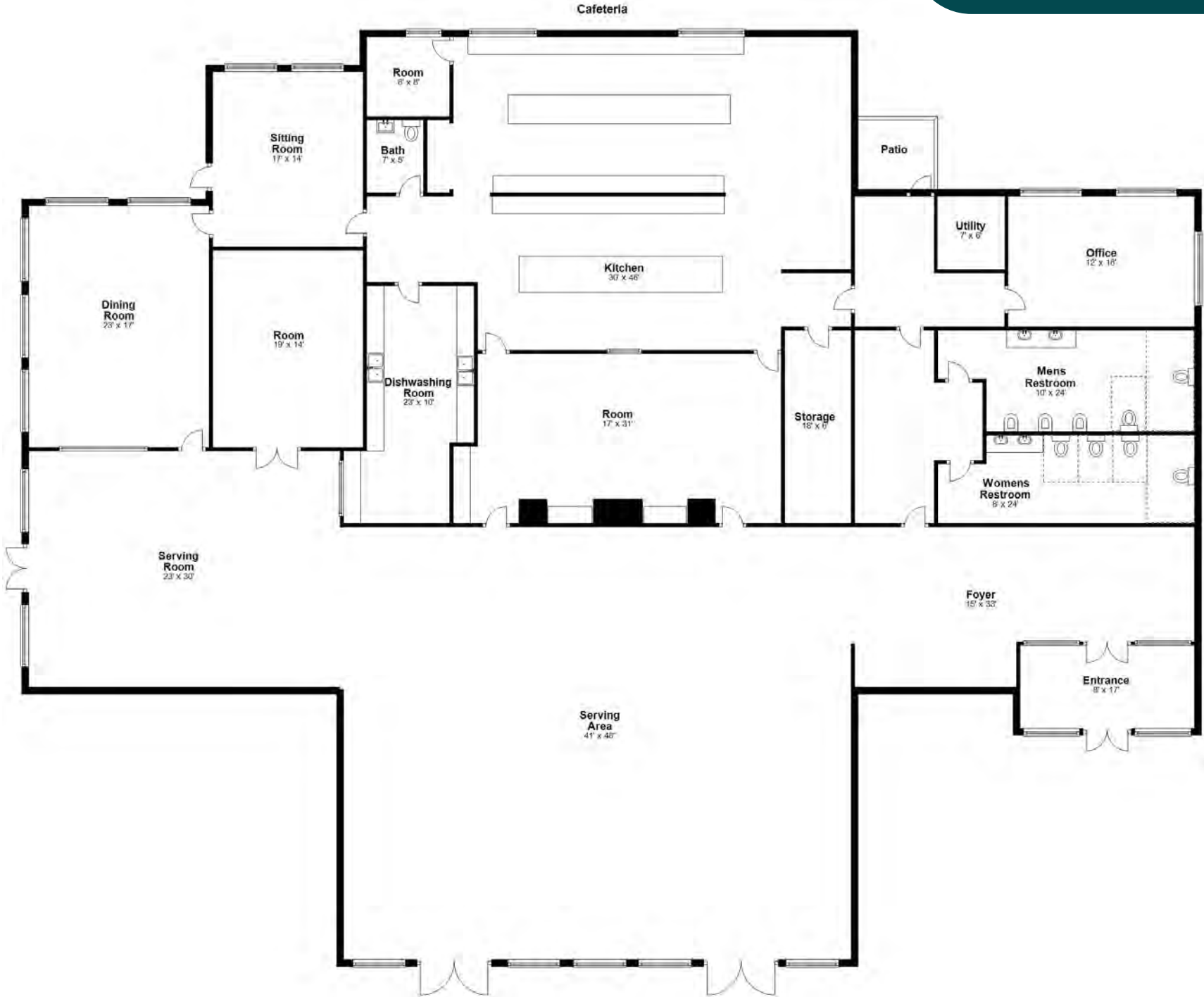
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

#7 Dining Hall ~ 209 Peace Ave



Newly renovated dining facility with seating for 220, multipurpose room, covered wrap-around deck, catering kitchen, walk-in freezer, pantry, and storage area. Handicap accessible.

Dining Hall



#18 Mariapolis Center ~ 25 Circle of Love



Two story meeting area with porch, lounge, small meeting room, A/V room. Plus 3 Beds 4 Baths.



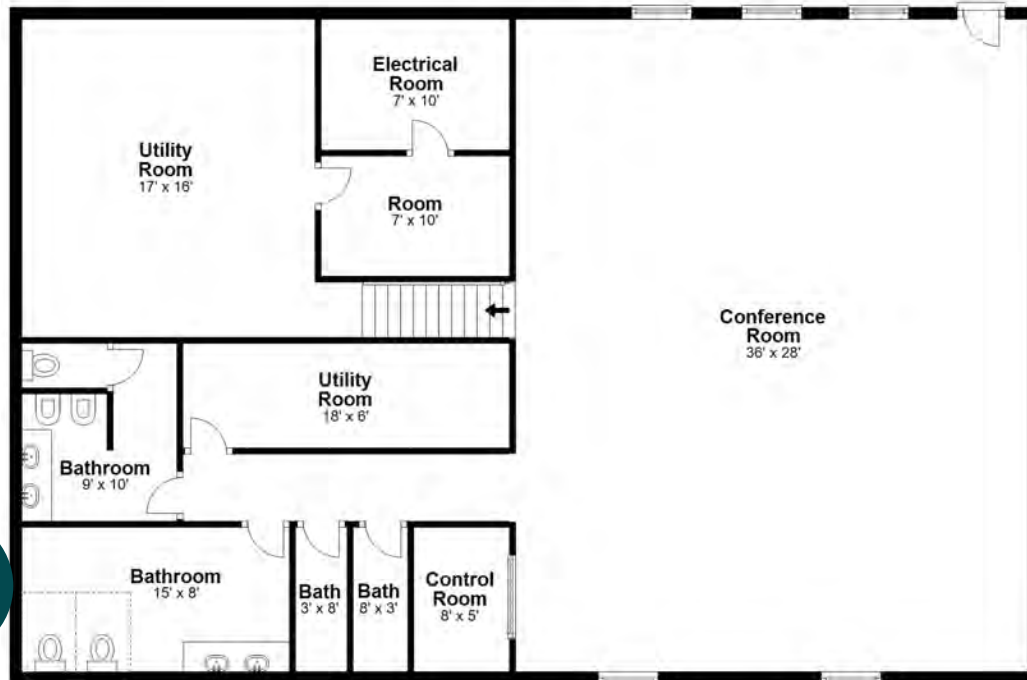
First Level



Second Level



Lower Level



Mariapolis
Center



#5 Lakeview

#5 Lakeview ~ 26 Circle of Love
Studio apartment with open living area and kitchen and via separate entrance 2nd apartment with 3 bedrooms. Completely renovated!



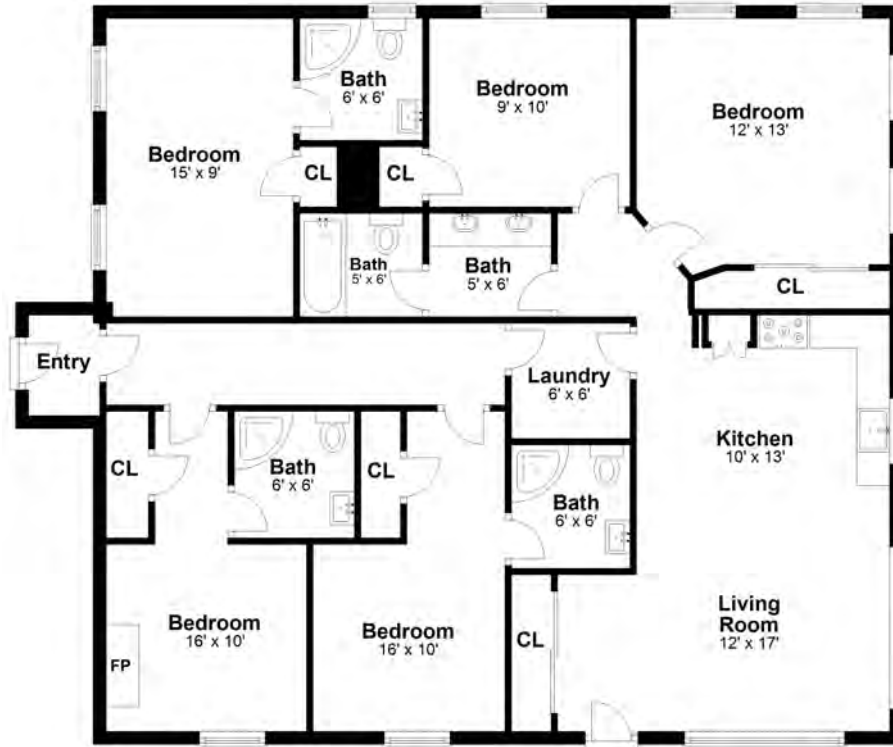
#19 Cabin 1

#19 Cabin 1 ~ 15 Circle of Love
5 Bedrooms, 3 Baths, separate entrances and screened in porch.

Lakeview

Cabin 1

Lakeview



First Level



Second Level



Basement





#20 Casetta Gloria ~ 213 Peace Ave
3 Bedroom 2 Bath, plus office and porch.
Serene pond views.



#33 Full of Grace ~ 257 Peace Ave
5 Bedrooms and 5.5 Baths
Kitchen, living room, dining room, family room,
storage space, screened-in porch and back terrace,
plus meeting rooms, offices and kitchenette.

First Level



Second Level



Lower Level



Gloria



Full of Grace

Luminosa Gloria



Renovated Pool



Team-Building Field



Soccer Field



Maintenance Garage

Story of Mariapolis Luminosa

Mariapolis Luminosa is located in Hyde Park, New York in the beautiful Hudson Valley. It is one of many little cities of the Focolare Movement around the world. Each little city has its own local flavor, but they all include residents from many countries and people from all walks of life: single people, families, priests and consecrated religious. Their goal: to be an example of a society renewed by the gospel message of unity.

Mariapolis Luminosa is named after Margarita Bavosi, a Focolare member who lived her life for the ideal of unity. Her witness of the light that comes from loving God led to the name her friends called her, Luminosa.

Throughout the year, children and families, adults and youth, priests and religious, participate in a great variety of gatherings, seminars, and cultural events. An ideal place for a family vacation, spiritual retreats, picnics and outings, Luminosa is a true school of life.

In 1986, at its inauguration, Focolare founder Chiara Lubich wrote: "This city of Mary could be the model of a new humanity where unity has become a reality."



[Learn More](#)

Tax Parcel Map



Base Source Map: Dutchess County GIS

200 Cardinal Road
Town of Hyde Park, Dutchess County, NY
Tax Map Parcel ID No: 133200-6265-03-417423



Zoning Data

The subject property is situated in a district designated "GB, Greenbelt" by the Zoning Ordinance of the Town of Hyde Park, as amended to the date of appraisal.

The "GB" zone permits the following principal uses:

1. One-family dwelling.
2. Bed-and-breakfast, accessory.
3. Agriculture.
4. Animal husbandry.
5. Camp and day camp.
6. Civic facility.
7. Forestry use.
8. Municipal use.
9. Nursery school.
10. Photovoltaic system.
11. Roadside stand.
12. Solar system, freestanding or ground mounted.
13. Solar thermal system.

The "GB" zone area and bulk schedule is as follows:

Minimum Lot Area:	2.5 acre per dwelling unit
Maximum Floor Area Ratio:	0.4 DU/A
Maximum Lot Coverage:	15% impervious coverage
Minimum Yards:	
Front Yard:	50 ft. min.
Rear Yard:	50 ft. min.
Side Yards:	25 ft. min.
Building Height Limit:	35 ft.

The subject property is assumed to be either a legal non-conforming use or may pre-date zoning; this determination is beyond the scope of this assignment. This appraisal is made under the assumption that the existing use is a legal use and that it would be permitted to continue.



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