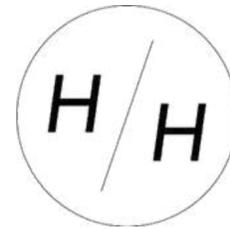


HASBROUCK HOUSE

EST. 1757

NEW YORK





WHERE HISTORY MEETS LUXURY

Welcome to Hasbrouck House, an award-winning 18th-century Dutch Colonial estate in Stone Ridge, NY - named The Americas' Most Romantic Retreat by the World Boutique Hotel Awards.

Just under two hours from New York City, yet worlds apart, its 38 acres host four historic buildings with 19 suites and 27 bedrooms, offering elegant & luxury stays and refined celebrations for 100 plus guests.

With plans for an elegant villa enclave, Hasbrouck House stands among the world's essential destinations in hospitality and romance.

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Property Overview

Address: 3805 Main Street, Stone Ridge NY 12484

Location: Mid-Hudson Valley Stone Ridge, New York

Asset type: 1757 Historic Dutch Colonial Estate

District: National Register of Historic Places.

Total Area Size: 38 Acres

Guest Rooms: 19 Keys (27 Rooms)

Amenities: Wellness, Pool (27' x 55'), Outdoor Kitchen

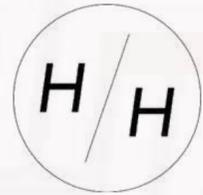
Development/Expansion Parcel: Six Private Villas, 22 Acres

Zoning: B-1 / R-3

Built: Originally: 1757 / Restored Completely in 2016

Existing Condition: Turn Key / Pristine

Annual Taxes (2026): \$67,099



The Estate's Enduring Story

Over three centuries of Hudson Valley history - from colonial roots to modern luxury

1757 - Colonial Foundations

Built by the Hasbrouck family (French Huguenots from New Paltz), the original stone mansion features handcrafted masonry and Dutch Colonial design in the foothills of the Catskill Mountains..

1800s - Country Estate

Evolved from farmstead to elegant manor amid meadows and orchards, inspiring Hudson River School artists with its romantic landscapes.

1920s - Stately Inn

Became a rural inn for New York City elite, with verandas, carriage house, and gardens hosting Jazz Age soirées and gatherings.

1950s-1970s - Modern Chapter

Served as private residence and artist's retreat; known locally for its stately oaks amid its grand lawns, hosting concerts, weddings, and community events.

2016 - Boutique Revival - Legacy Redefined

Meticulously restored, blending heritage with contemporary design: 27 bespoke rooms, acclaimed restaurant, spacious suites, and a 55-foot pool. A luxury hospitality gem where history, design, and nature converge.

Accommodations & Amenities Summary

Completely rebuilt in 2016, the entire property - inside and out - features new systems, modern insulation, and full code compliance for safety and comfort.

Accommodations:

19 Keys with 27 Guest Rooms Across 4 Fully Restored Bldgs
(15,000 Sq Ft total)

- Main House - 7,500 Sq Ft + game/wine cellar (11 rooms / 10 keys)
- Carriage House - 2,400 Sq Ft (6 rooms / 4 keys)
- Stable House - 2,400 Sq Ft (5 rooms / 3 keys + massage/spa room)
- Cottage - 2,100 Sq Ft (3 rooms / 2 keys + office)

Amenities:

- Restored 1920s Concrete Pool (55' × 27')
- Outdoor Sauna & Indoor Massage Room
- Catering Kitchen House - 600 Sq Ft
- 3,750 Sq Ft bluestone event patio
- Special Use Permit: Up to 15 Large Weddings/Year (150 guests)
- Lakefront Access
- Full FF&E Included Throughout the Property

Butterfield Restaurant:

- 2,800 Sq Ft + Full Basement
- 60 indoor + 80 outdoor seats
- Full kitchen, bar, clubroom
- 500 Sq Ft - SpeakEasy
- 1830s 150 Sq Ft Smokehouse
- 600 Sq Ft Fully Equipped Outdoor Kitchen
- Property-Wide Liquor License

* The new ownership retains the right to use the name Butterfield, a well-established restaurant brand with a decade long reputation.

H A S B R O U C K H O U S E

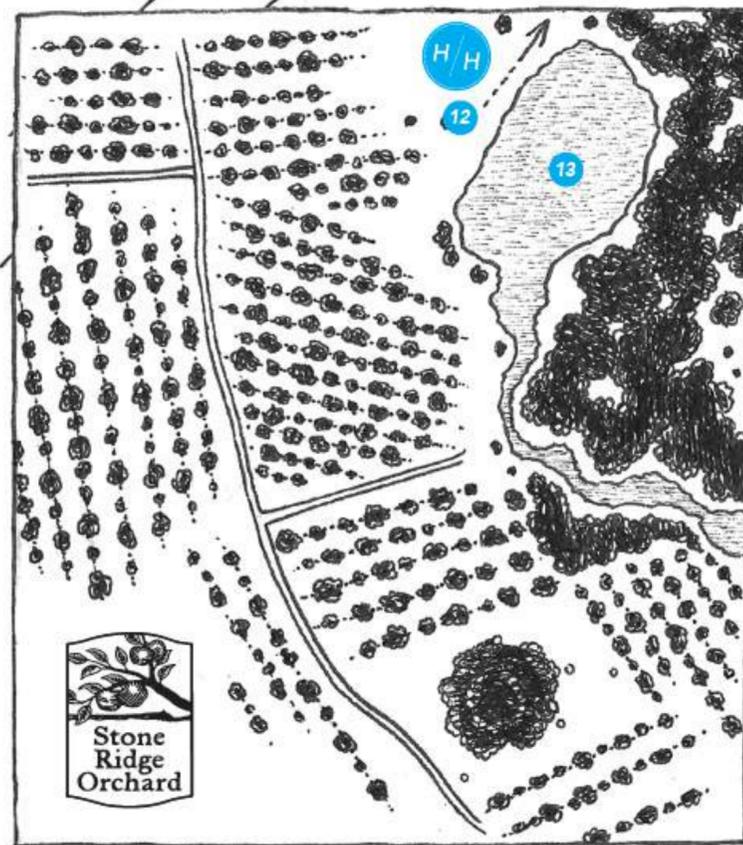
Bird's eye view of the entire estate, including the residential development overlooking the water and the hotel's direct access to the private lake.



HASBROUCK HOUSE

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- | | |
|------------------------------|-------------------------|
| 1 HOTEL RECEPTION / Check-in | 2 PATIO / Butcher & Bar |
| 3 BUTTERFIELD / Restaurant | 4 BONFIRE |
| 4 CLUB ROOM / Guest Lounge | 5 PARKING |
| 6 SMOKE HOUSE | 6 WALKING TRAIL |
| 7 CARRIAGE HOUSE / Suites | 8 LAKE |
| 8 STABLE HOUSE / Suites | 9 THE COTTAGE / Suites |
| 9 WELLNESS ROOM | 10 GARDEN |
| 10 POOL | 11 GAME COURTS |





Hasbrouck House	Room-Type	Square Feet	Bed	Baths	Keys	Rooms
Room 1	Heritage Suite	450	King	1	1	2
Room 2	Classic Room	315	King	1	1	1
Room 3	Classic Room	250	King	1	1	1
Room 4	Balcony Suite	420	King	1	1	1
Room 5	Balcony Suite	470	King	1	1	1
Room 6	Heritage Loft	390	King	1	1	1
Room 7	Heritage Single	270	Queen	1	1	1
Room 8	Heritage Twin	270	2 Twins	1	1	1
Room 9	Heritage Room	260	King	1	1	1
Room 10	Heritage Loft	430	Queen	1	1	1
Room 11	Carriage House Luxury Suite	525	King	1	1	1
Room 12	Carriage House Grand Suite w/ Kitchenette	475	King	1	1	1
Room 13	Carriage House Classical Suite w/ Kitchenette	1200	2 Kings, 1 Queen	2	1	4
Room 14	Carriage House Apartment/Suite w/ Kitchenette	450	Queen	1	1	1
Room 15	Garden Suite	425	King, Full-size	1	1	2
Room 16	Stable House Classic Room	325	Queen	1	1	1 + Loft
Room 17	Stable House Grand Loft w/ Kitchenette	815	King	1	1	2
Room 18	The Cottage	475	Queen	1	1	2
Room 19	The Cottage w/ Fully Equipped Kitchen	660	2 Queens	1	1	2
FACILITIES	Wellness/Massage Room	350				
FACILITIES	Office Space w/ Two Bedrooms	575				
	TOTALS:	9,800	24	20	19	27
Explore all Rooms:	https://www.hasbrouckhouseny.com/accommodations					

HASBROUCK HOUSE



- The Main House
- The Stable
- The Carriage House
- The Cottage

The Hasbrouck House features four elegantly restored historic structures



SUITES

Hasbrouck House's dynamic portfolio of spacious suites & lofts are located within four houses on the property: the Hasbrouck House or main building, the Stable House, Carriage House and the Private Cottage.

Each offers elegant, yet understated accommodations where each suite is differently configured.

Beautifully designed in a palette of soft grays and blues, and furnished with a collection of both vintage and modern pieces, with large windows overlooking the stunning grounds. Rich finishes, Aesop amenities, in-room Nespresso machines, Frette linens, fluffy down bedding create a cozy and luxurious escape.

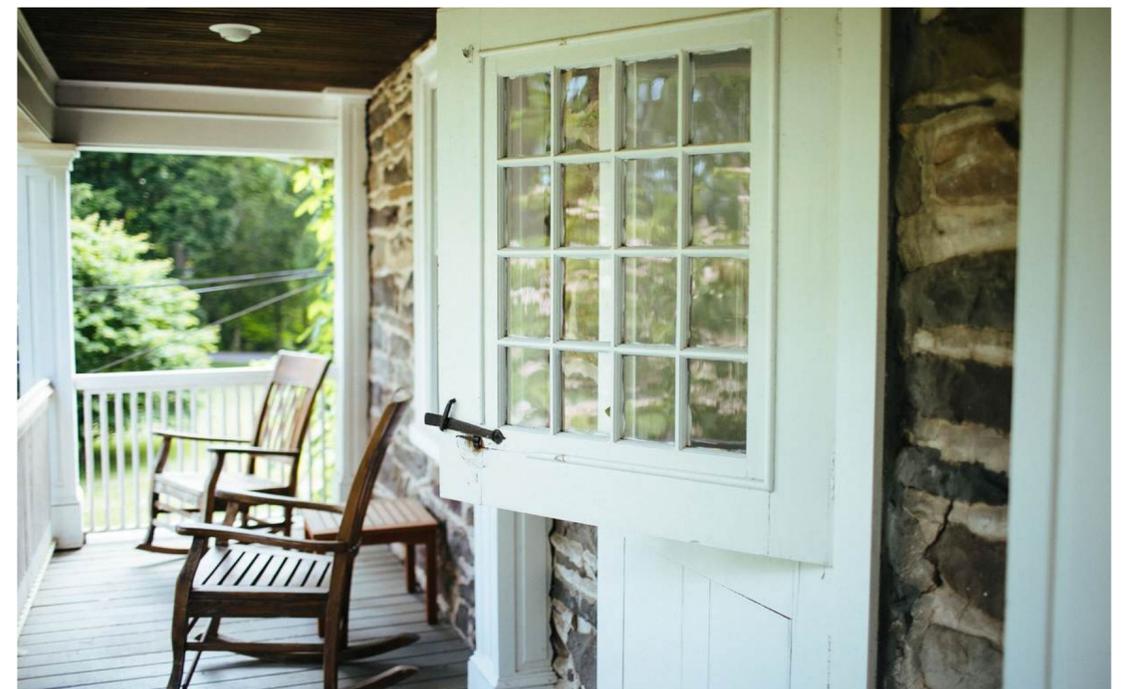
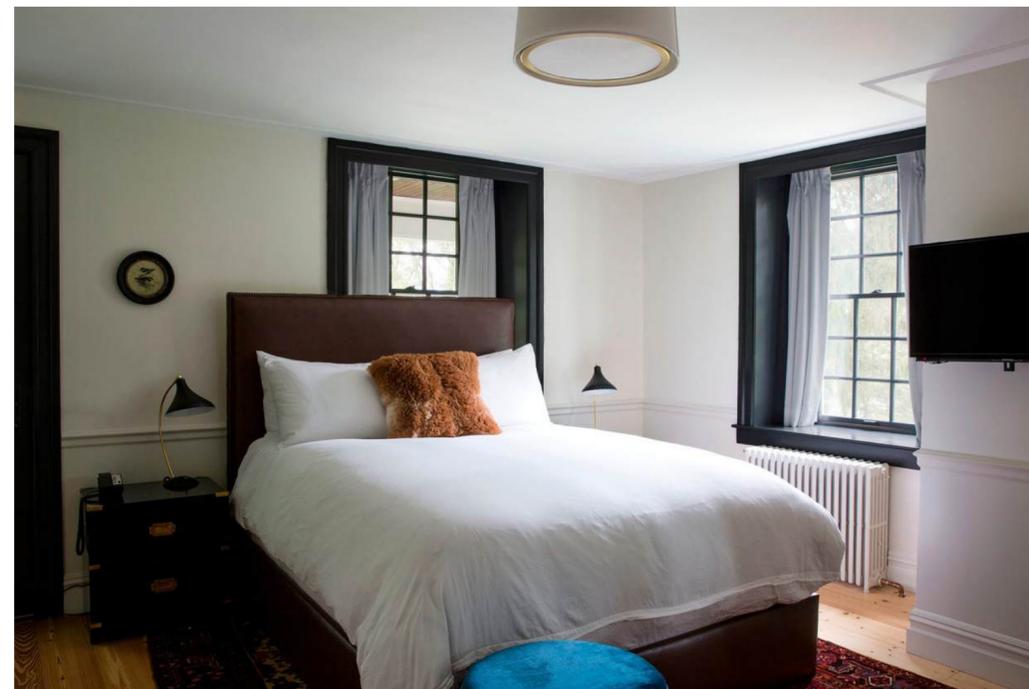


BALCONY SUITES

ROOM 4 & 5

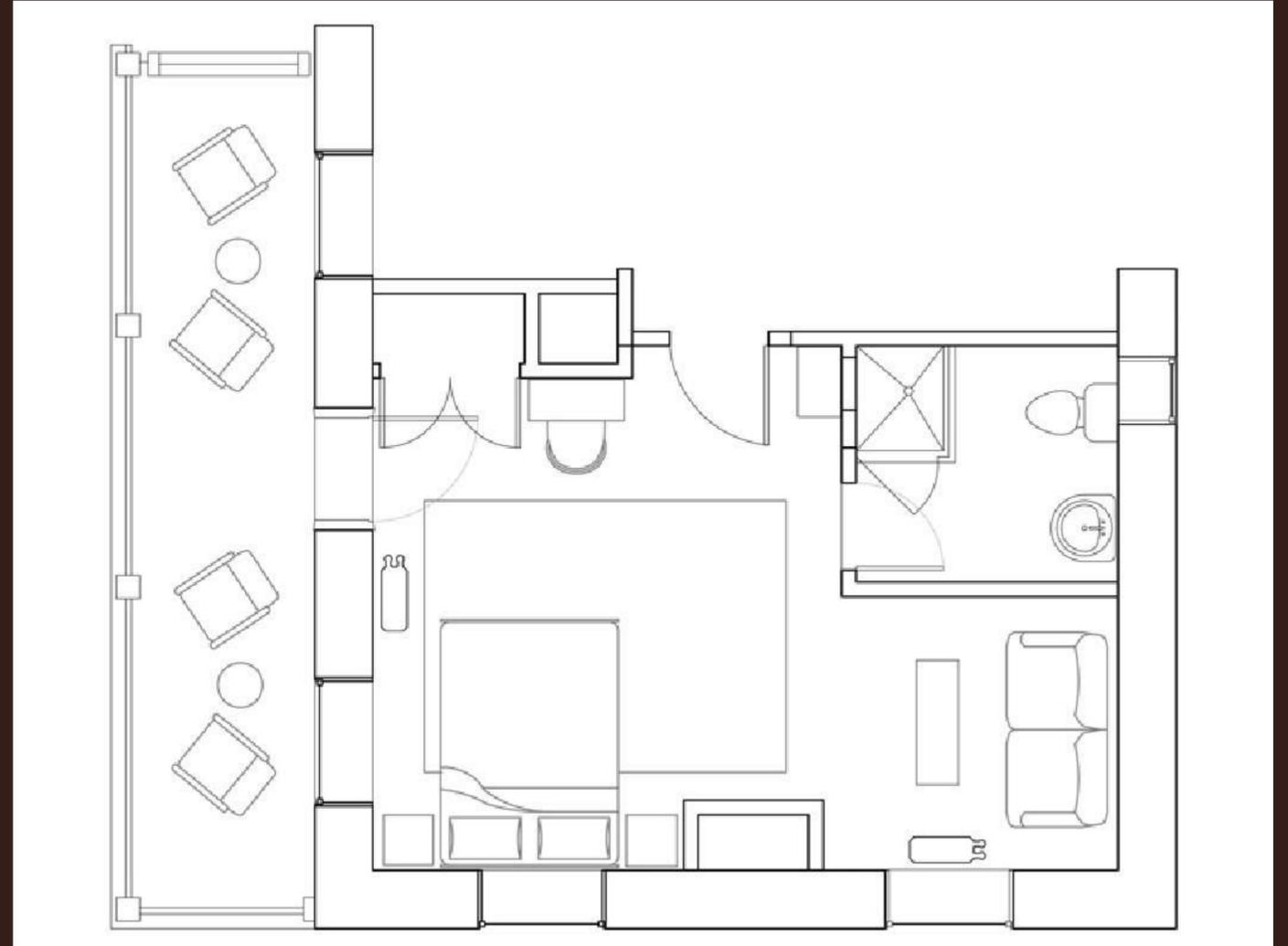
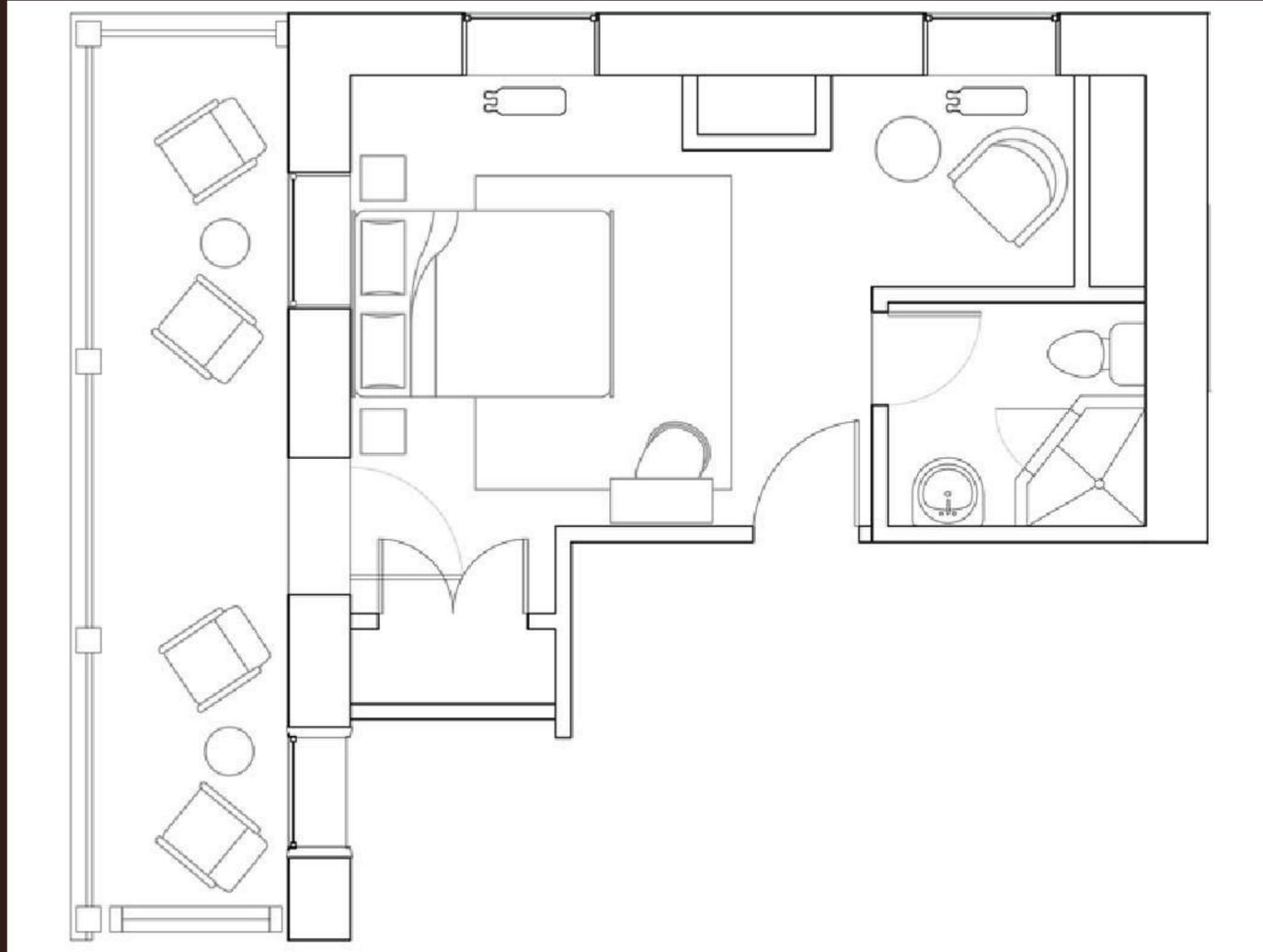
Two of our balcony suites are situated in the main building, (the third balcony suite is in the Carriage House). These bright and airy rooms have a queen bed, feature a lovely sitting area and of course, have historic Dutch Colonial balconies to enjoy. Perfect for relaxing al fresco all year round.

Each room accommodates two guests.



BALCONY SUITES

ROOM 4 & 5



HERITAGE LOFTS

ROOM 6 & 10

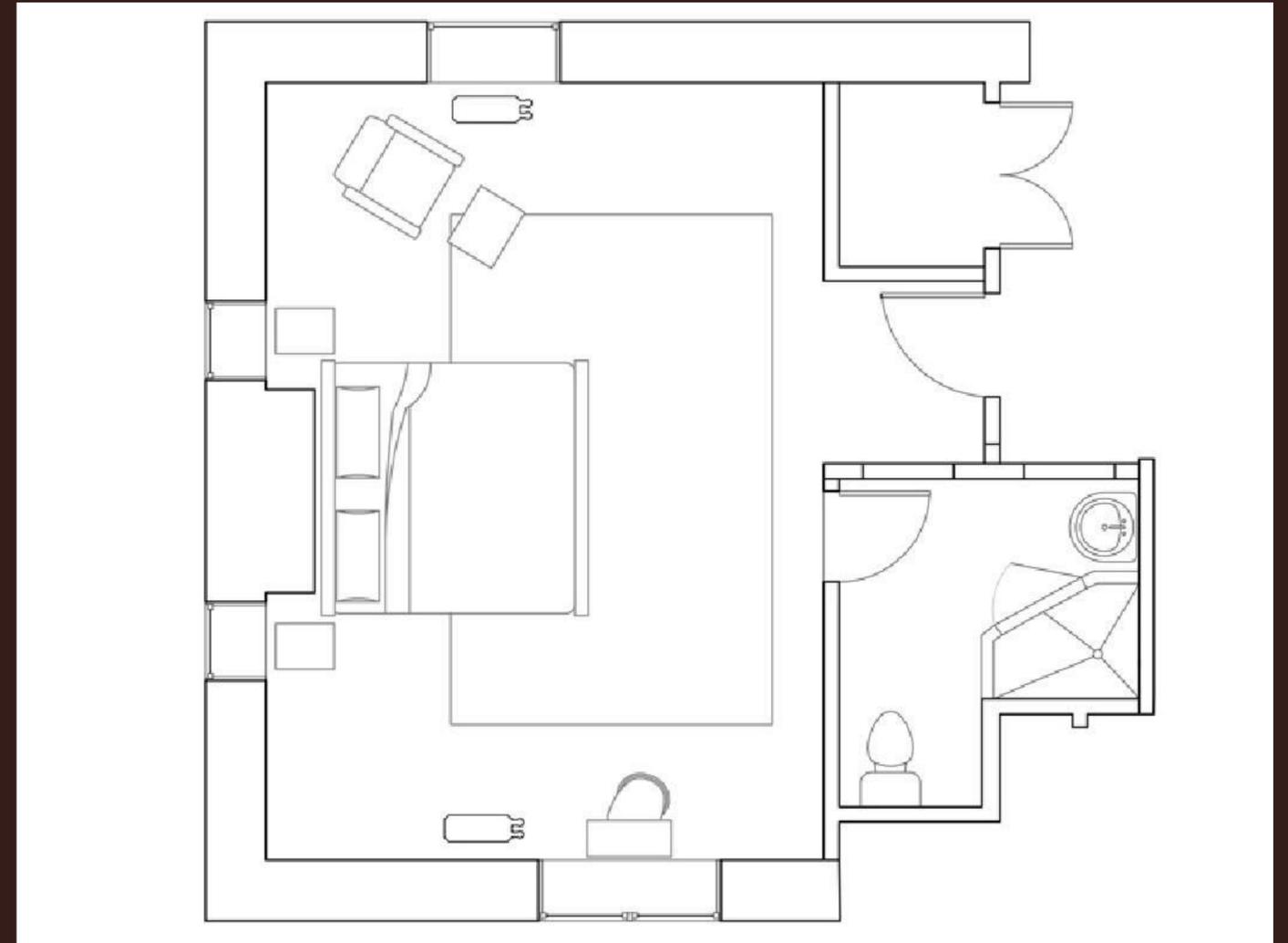
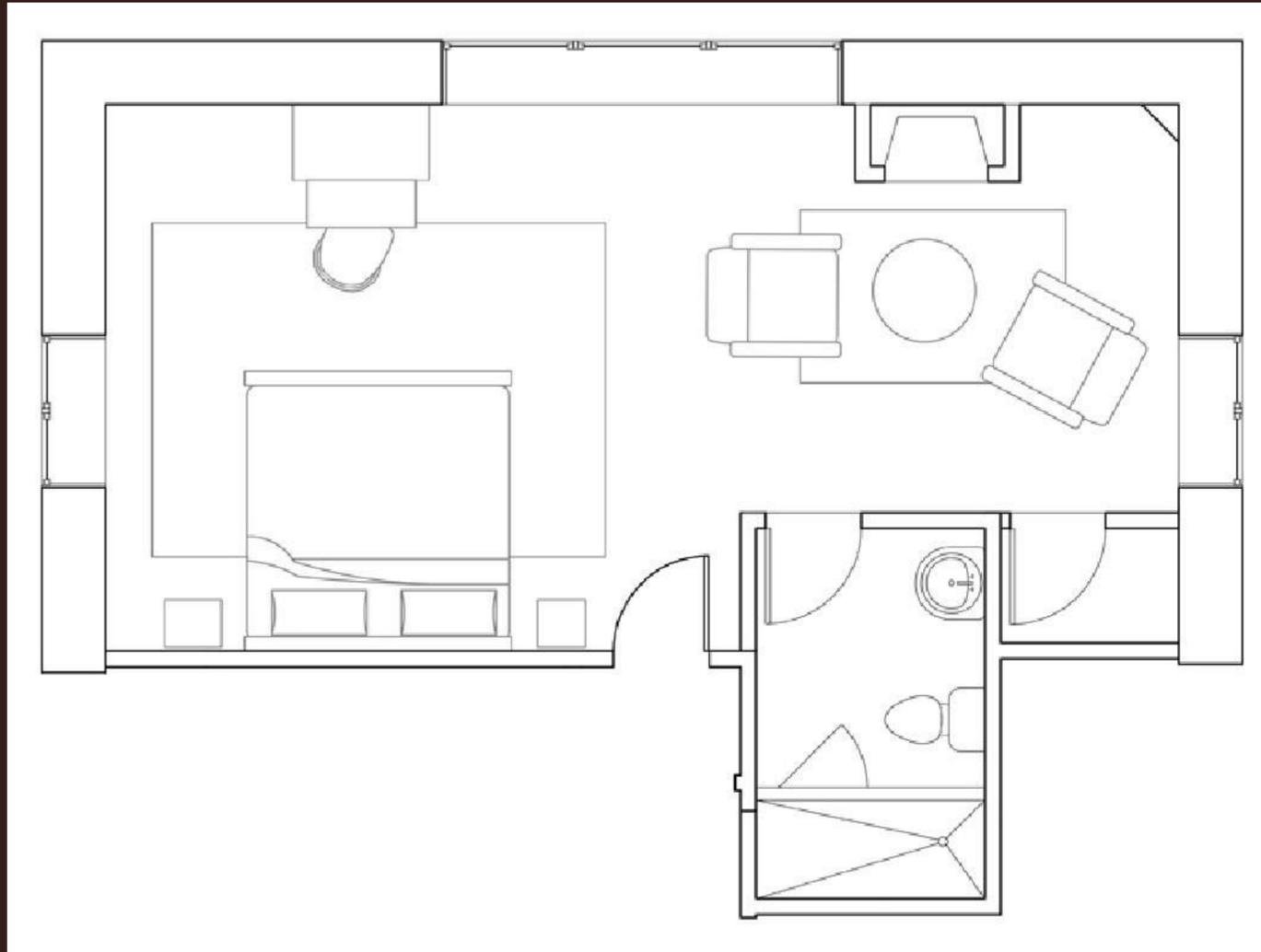
We have two Heritage **Lofts** located on the 3rd floor of the main building. Each loft is an open space with pitched ceilings, gorgeous light, and a California king size bed. Perfect for those who appreciate truly unique accommodations. Room 6 is a bit larger with two vintage leather club chairs which face a brick fireplace facade. Room 10 is a spacious loft with seating area by the window, perfect for reading a good book or working from H/H!

Each room accommodates two adults.



HERITAGE LOFTS

ROOM 6 & 10



CARRIAGE HOUSE LUXURY SUITE

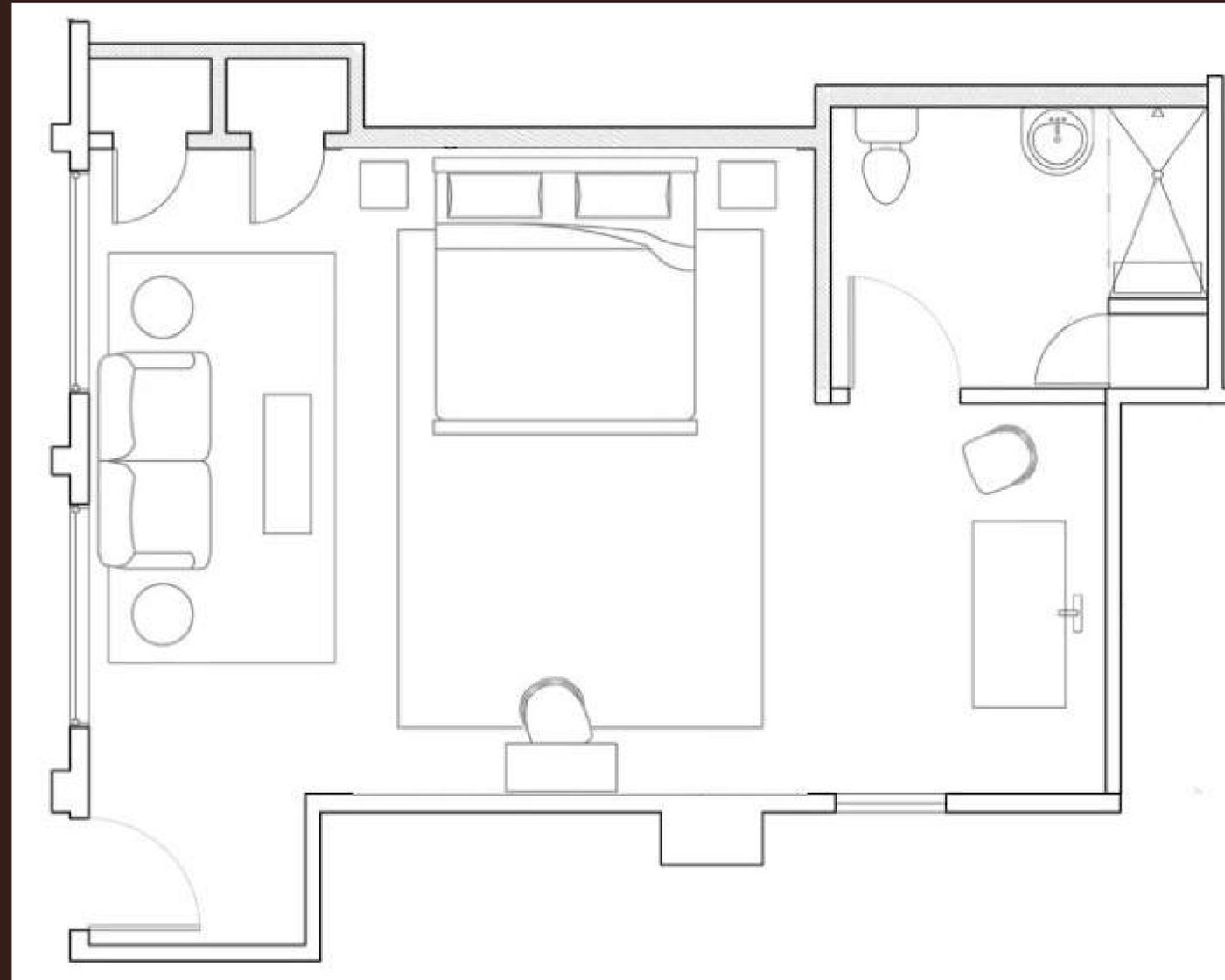
ROOM 11

Situated on the ground floor of the Carriage House, this Classic Suite has a private entrance opening into a spacious room with a king-size bed and a large bathroom. Internally referred to as the Honeymoon Suite, this suite has a cozy seating area for two with a gas fireplace and clawfoot tub.



CARRIAGE HOUSE LUXURY SUITE

ROOM 11



CARRIAGE HOUSE CLASSIC SUITE

ROOM 12

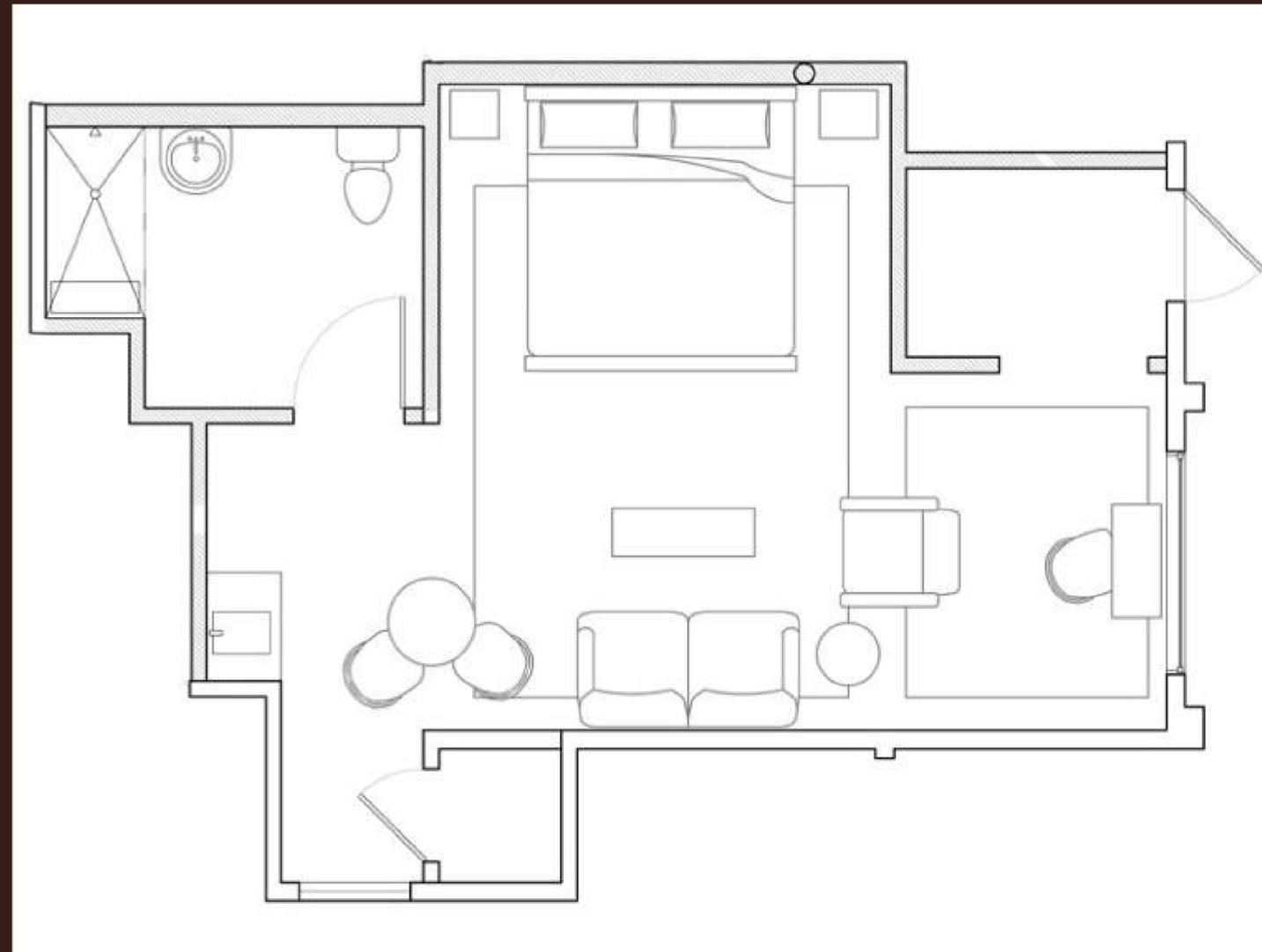
Situated on the ground floor of the Carriage House, just behind the main building, this Classic Suite offers a private entrance for added convenience. Inside, you'll find a cozy seating area for two, a king-size bed, a kitchenette with a mini-fridge, and a spacious bathroom.

Ideal for guests seeking ground floor access and a comfortable retreat.



CARRIAGE HOUSE CLASSIC SUITE

ROOM 12



CARRIAGE HOUSE GRAND SUITE

ROOM 13

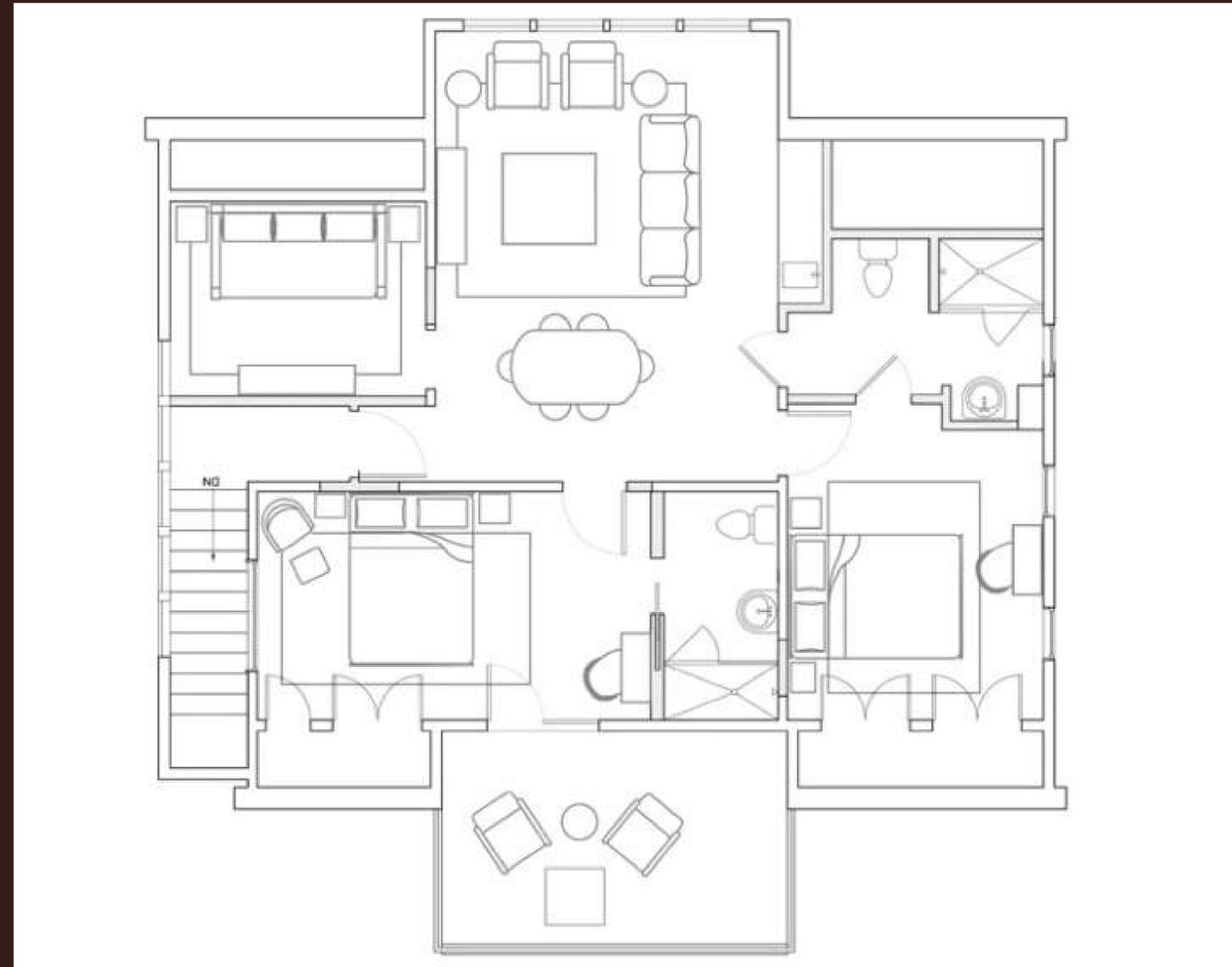
Located on the second floor of the Carriage House, the Grand Suite is the largest accommodation at Hasbrouck House. This expansive **three-bedroom** suite offers **two full bathrooms**, a spacious living room with a kitchenette, and a private entrance. Guests can unwind on the large balcony with outdoor seating or relax in the thoughtfully designed living spaces.

The primary bedroom features a king bed with an ensuite bathroom. The second bedroom includes a queen bed, while the third bedroom offers a full-size daybed. A shared bathroom is accessible to the second and third bedrooms. This suite is ideal for families with children or groups of friends seeking a comfortable and luxurious retreat.



CARRIAGE HOUSE GRAND SUITE

ROOM 13



CARRIAGE HOUSE APARTMENT

ROOM 14

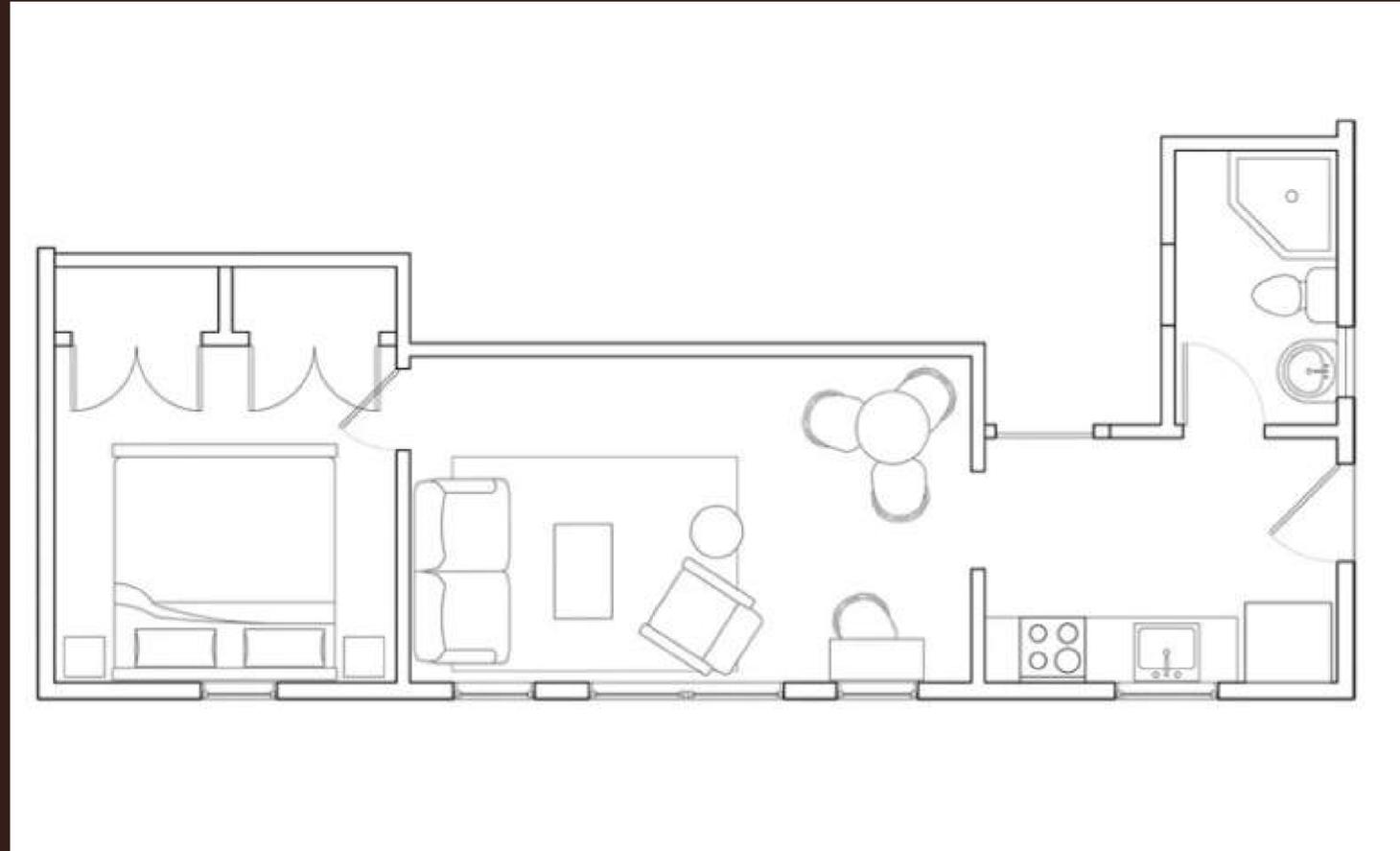
The Carriage House Apartment is a private, ground-floor **one-bedroom** suite featuring a queen bed, a cozy living room with panoramic views, and a kitchenette equipped with a mini-fridge. Large windows let in abundant natural light and offer unobstructed views of the surrounding lawns and evergreens.

Room 14 is our original pup-friendly pad, perfect for guests traveling with their furry companions. With easy access to the Great Lawn for chasing balls and squirrels and a plush sofa, your pup might just call first dibs on this getaway spot.



CARRIAGE HOUSE APARTMENT

ROOM 14



STABLE HOUSE GARDEN SUITE

ROOM 15

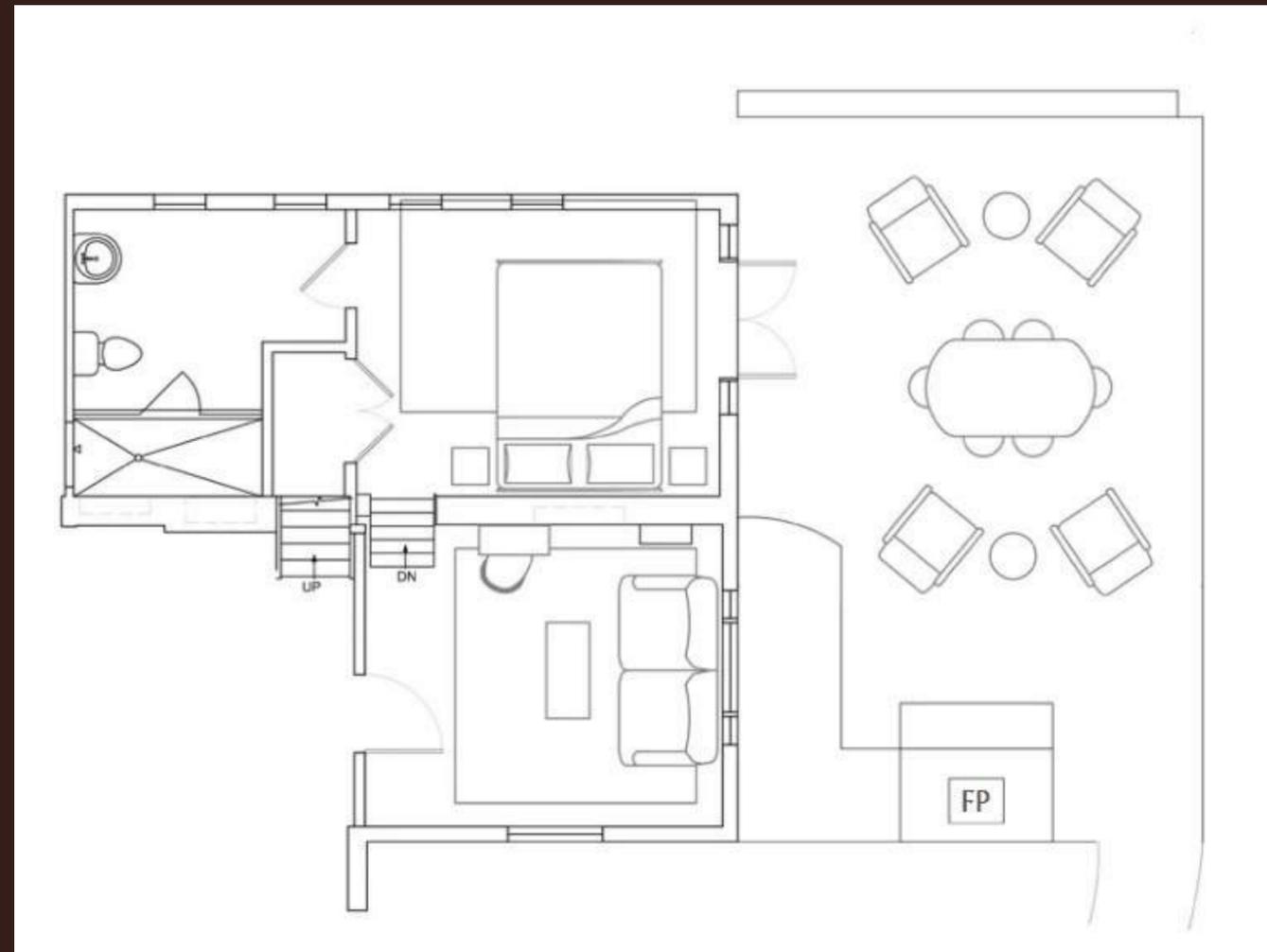
Escape to a nature lover's oasis in The Garden Suite, nestled on the ground floor of the Stable House. This spacious **two-bedroom** suite features a cozy living room/bedroom with a king bed and a full-size daybed, ideal for families with children or close friends traveling together.

Step outside onto your **private garden patio**, draped in lush wisteria vines plus an outdoor fireplace, offering a serene space to unwind and connect with nature. Just steps from our 50-foot bluestone swimming pool and cedar sauna, it's an ideal choice for guests seeking a peaceful retreat.



STABLE HOUSE GARDEN SUITE

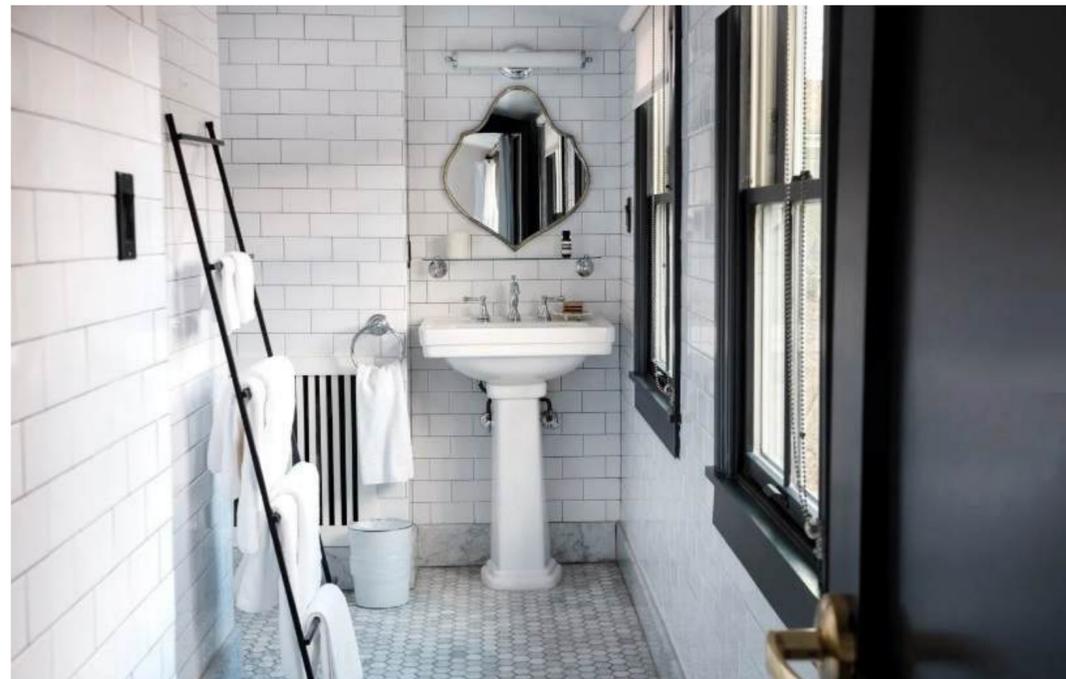
ROOM 15



STABLE HOUSE CLASSIC ROOM

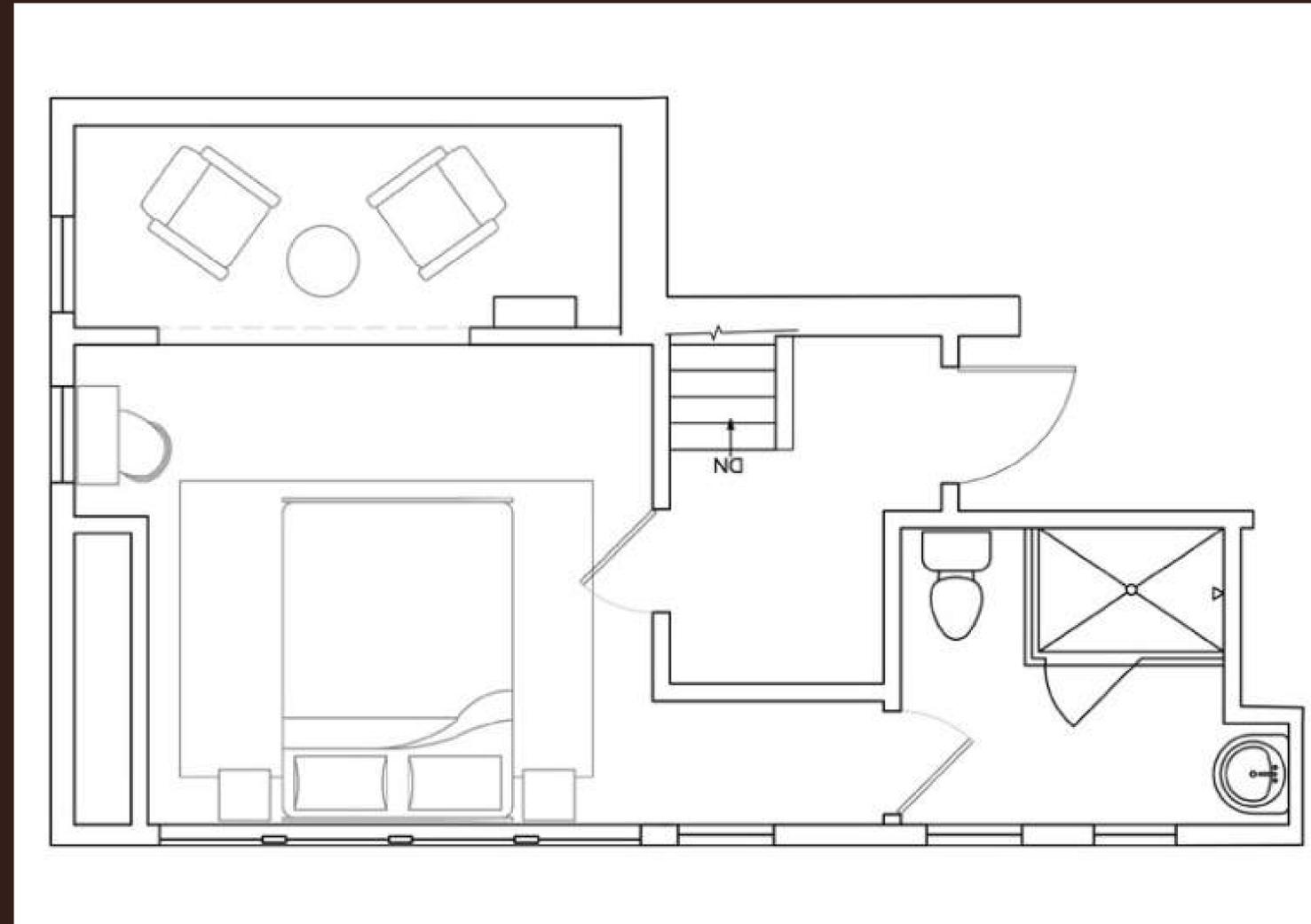
ROOM 16

Tucked away on the second floor of the Stable House, Stable House Classic Suite offers a cozy and elevated escape. This charming room features a queen bed, lofted seating area, a spacious bathroom, and serene views of foliage, trees, and evergreens—perfect for unwinding in nature’s embrace. Just steps from our 50-foot bluestone swimming pool and cedar sauna, it’s an ideal choice for guests seeking a peaceful retreat



STABLE HOUSE CLASSIC ROOM

ROOM 16



STABLE HOUSE GRAND LOFT

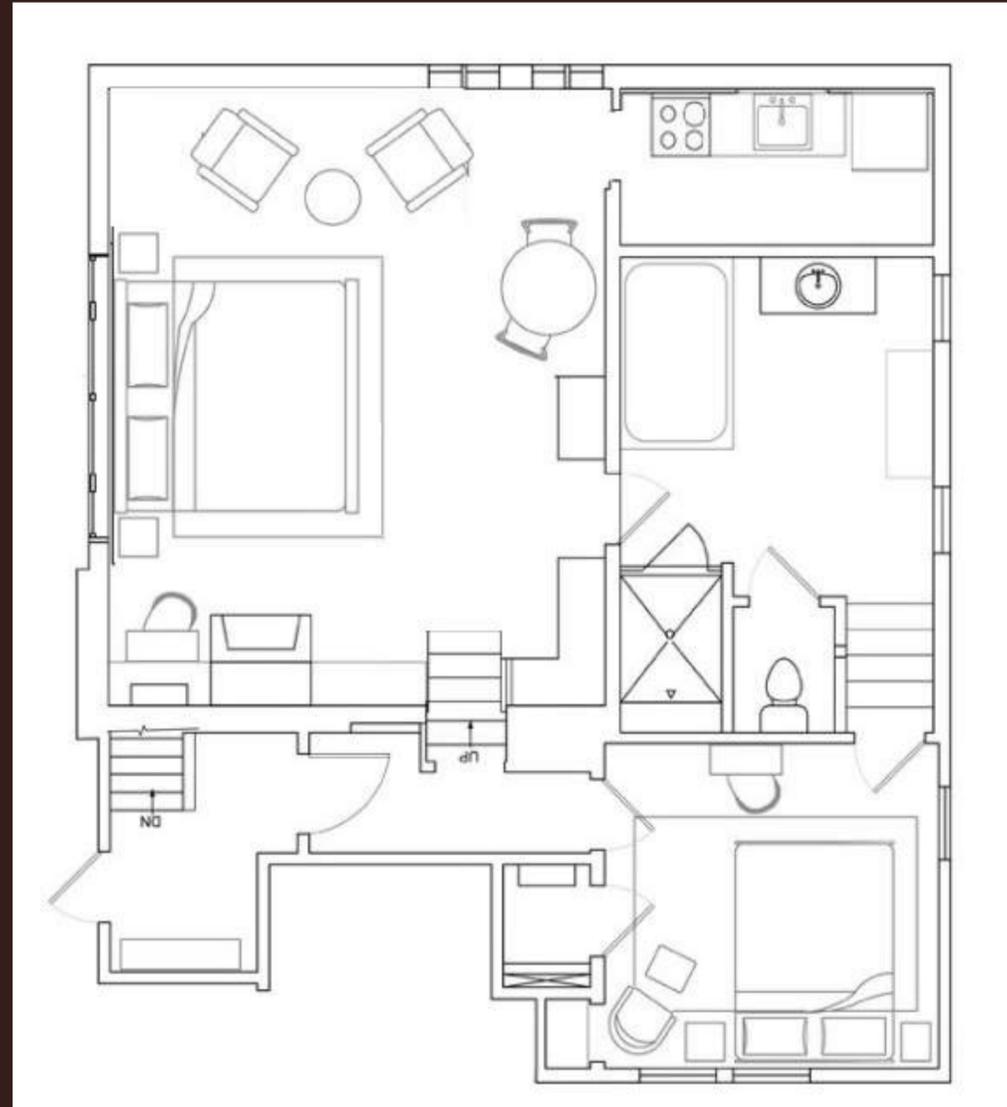
ROOM 17

Perched on the second floor of the Stable House, Our Stable House Grand **Loft** is one of our most luxurious suites, designed for honeymooners or those seeking an unforgettable romantic getaway. This expansive **two bedrooms** loft-style space features vaulted ceilings, a king-size bed, a private kitchenette, and a luxurious bathroom with a gorgeous soaking tub. For added comfort and privacy, there's also a separate bedroom with a queen-size bed—perfect for small groups or families.



STABLE HOUSE GRAND LOFT

ROOM 17

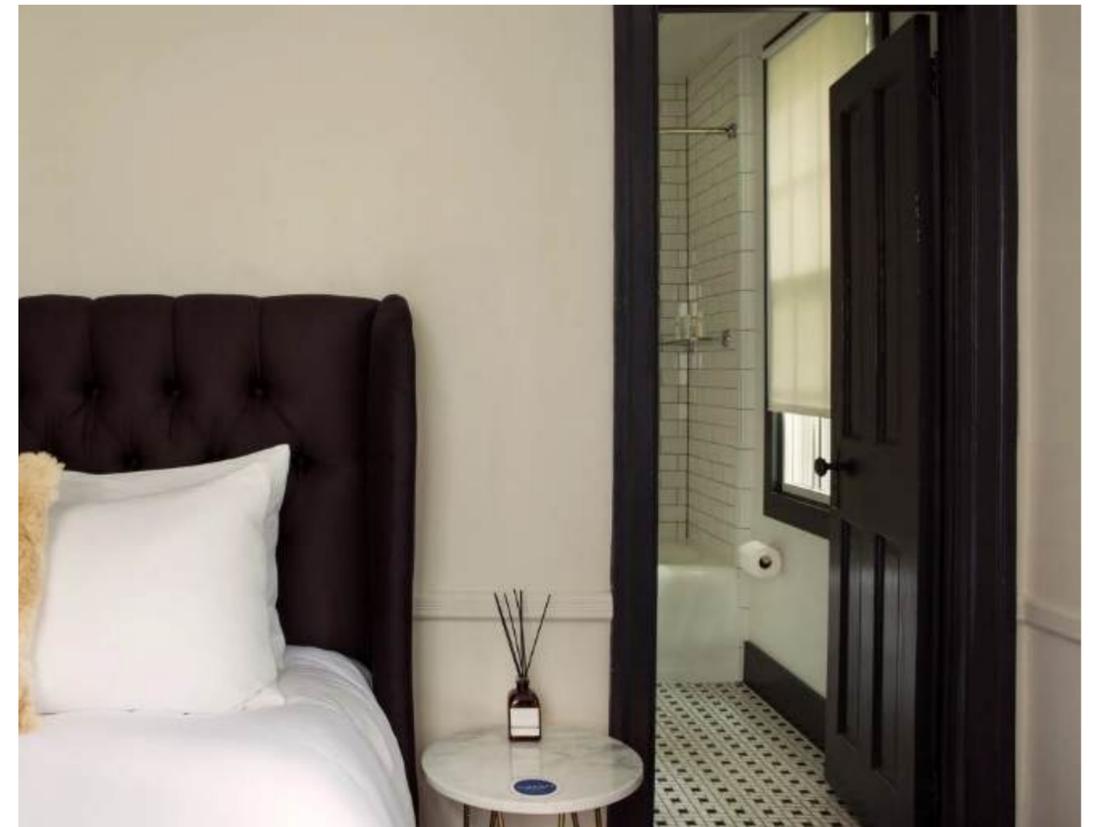


THE COTTAGE SUITE

ROOM 18

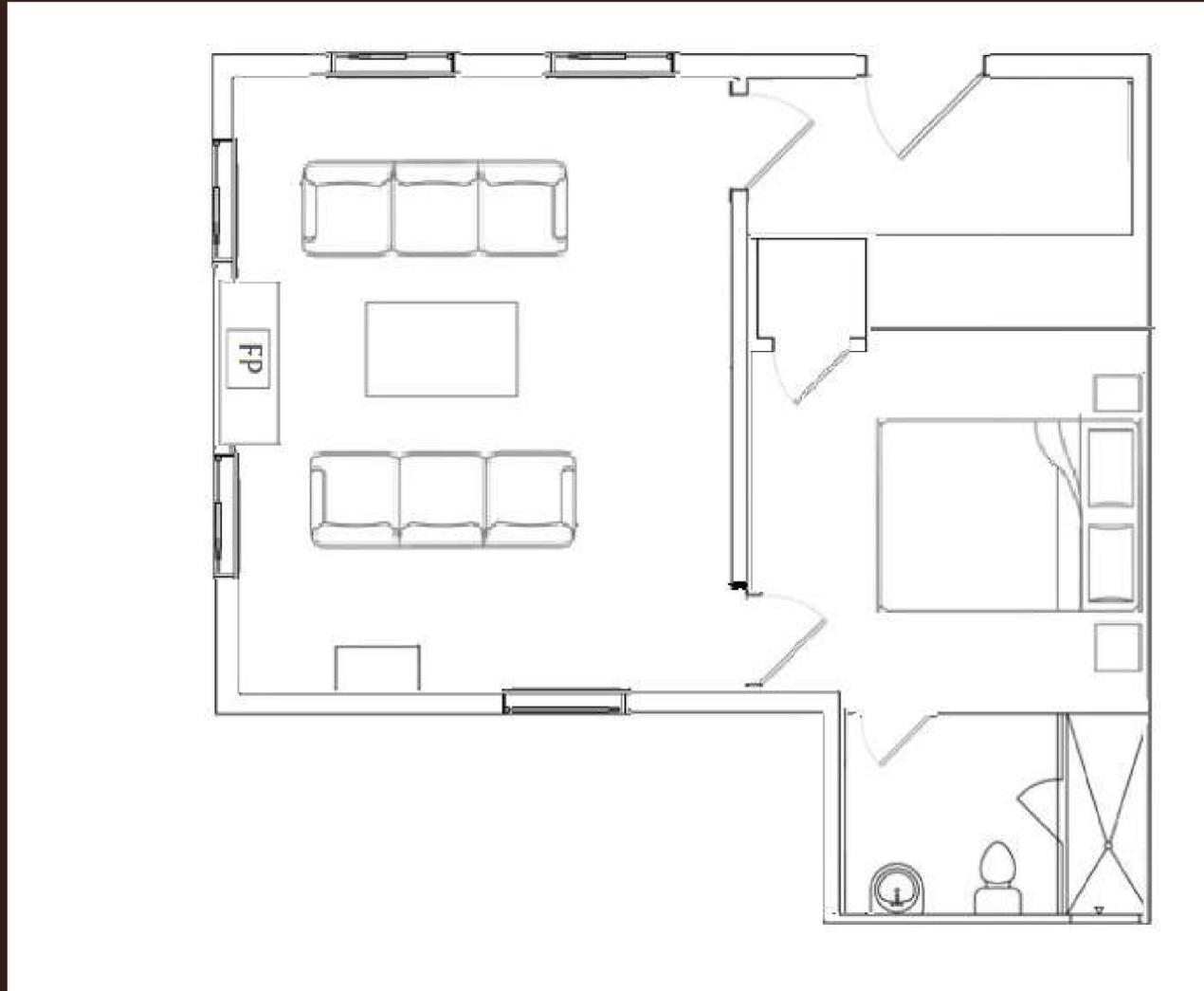
Step into The Cottage, a lovingly restored late 1800s two-story residence nestled roadside on our property. Brimming with turn-of-the-century charm, this private retreat features refinished hardwood floors, vintage rugs, decorative wallpaper, and mission-style furniture, seamlessly paired with luxurious modern amenities.

The first floor Cottage Suite, you'll find a spacious **living room** with a decorative fireplace, plush velvet sofa, writing desk, and cozy armchairs, along with **one queen bedroom** with an ensuite bathroom.



THE COTTAGE LOFT

ROOM 18



THE COTTAGE LOFT

ROOM 19

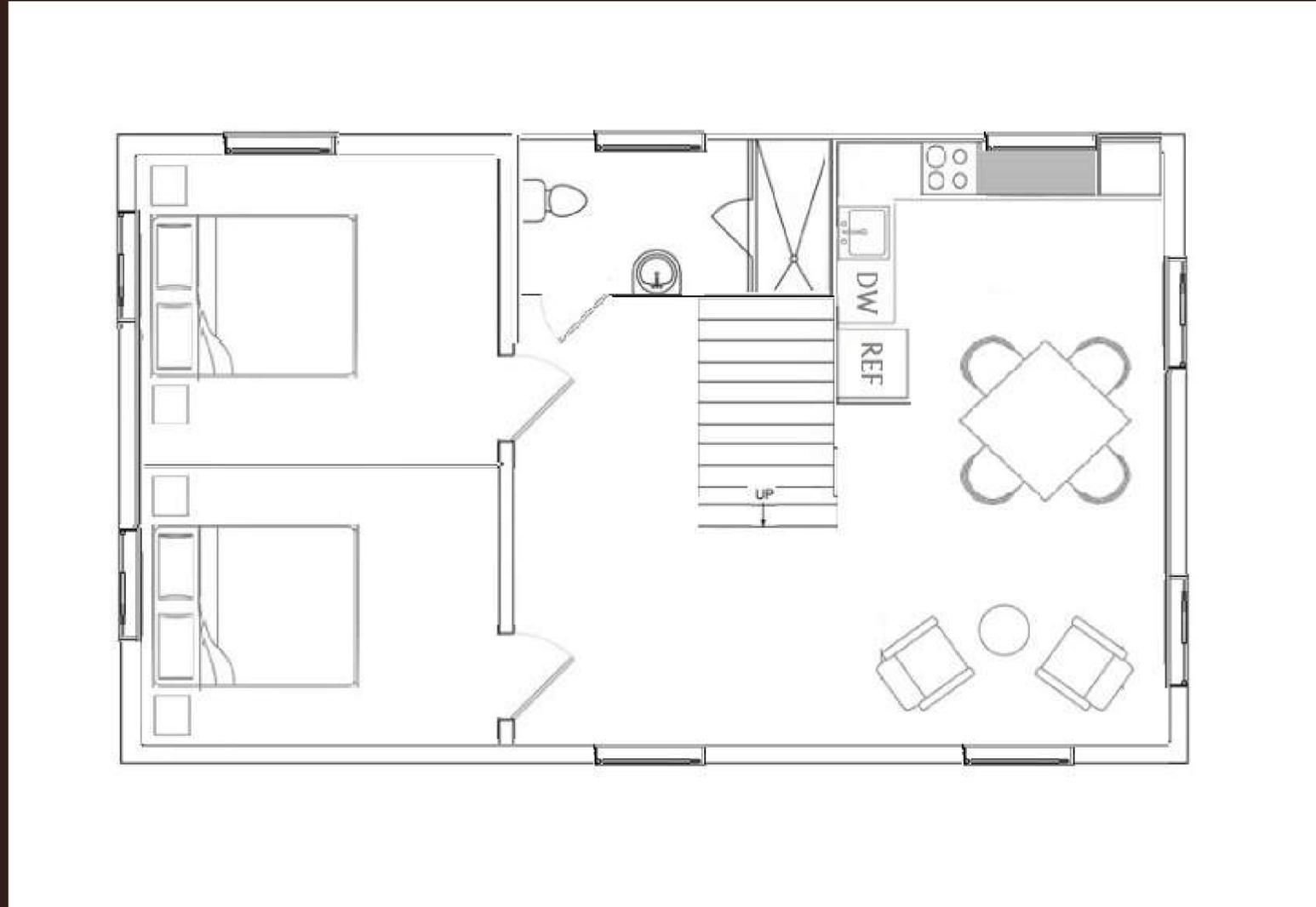
Perched on our second floor, The Cottage **Loft offers two queen bedrooms**, a shared bathroom adorned with Carrara marble floors, and a large eat-in kitchen with a seating area—perfect for gathering and unwinding. Both accommodations in The Cottage can be reserved together for an exclusive whole-house stay.

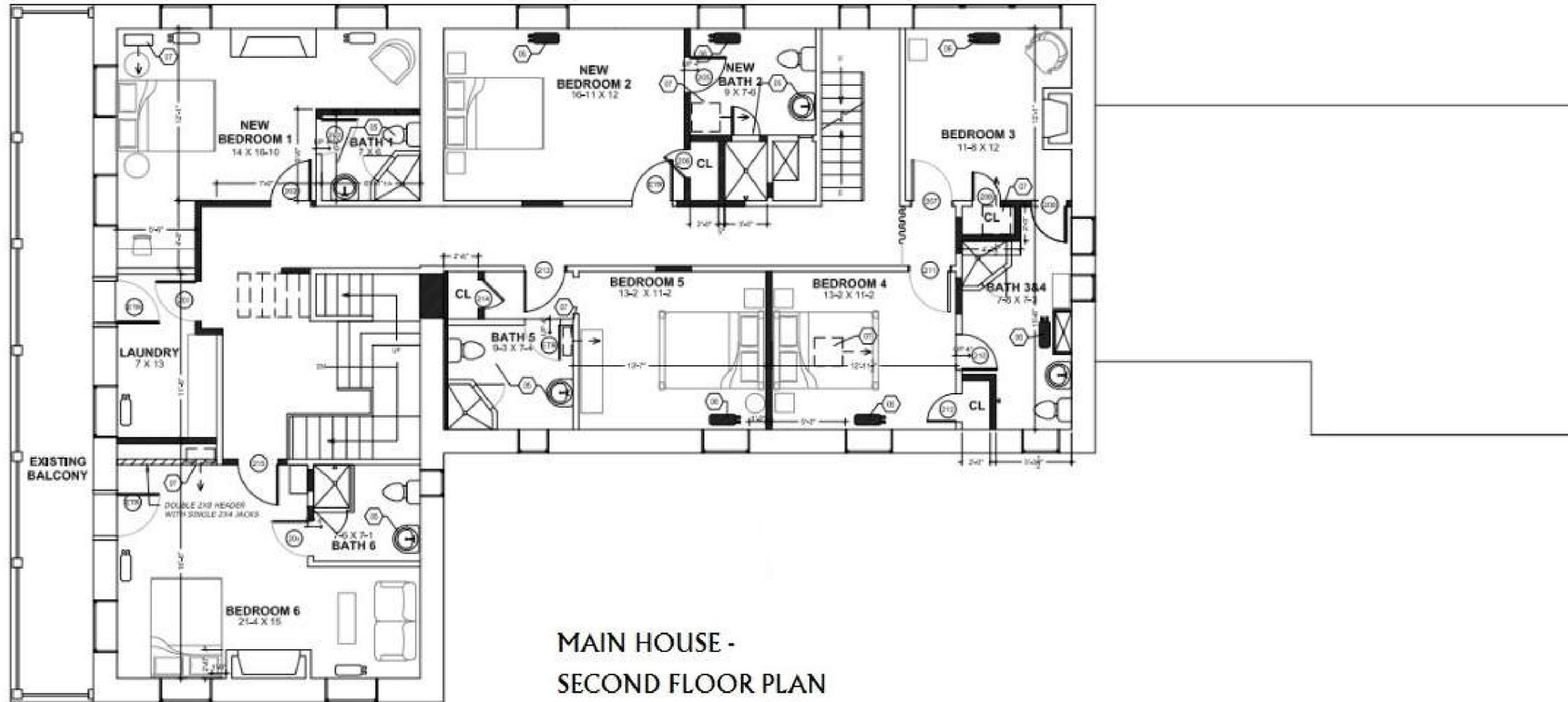
Experience historic charm and modern comfort in your own private sanctuary at Hasbrouck House.



THE COTTAGE LOFT

ROOM 19





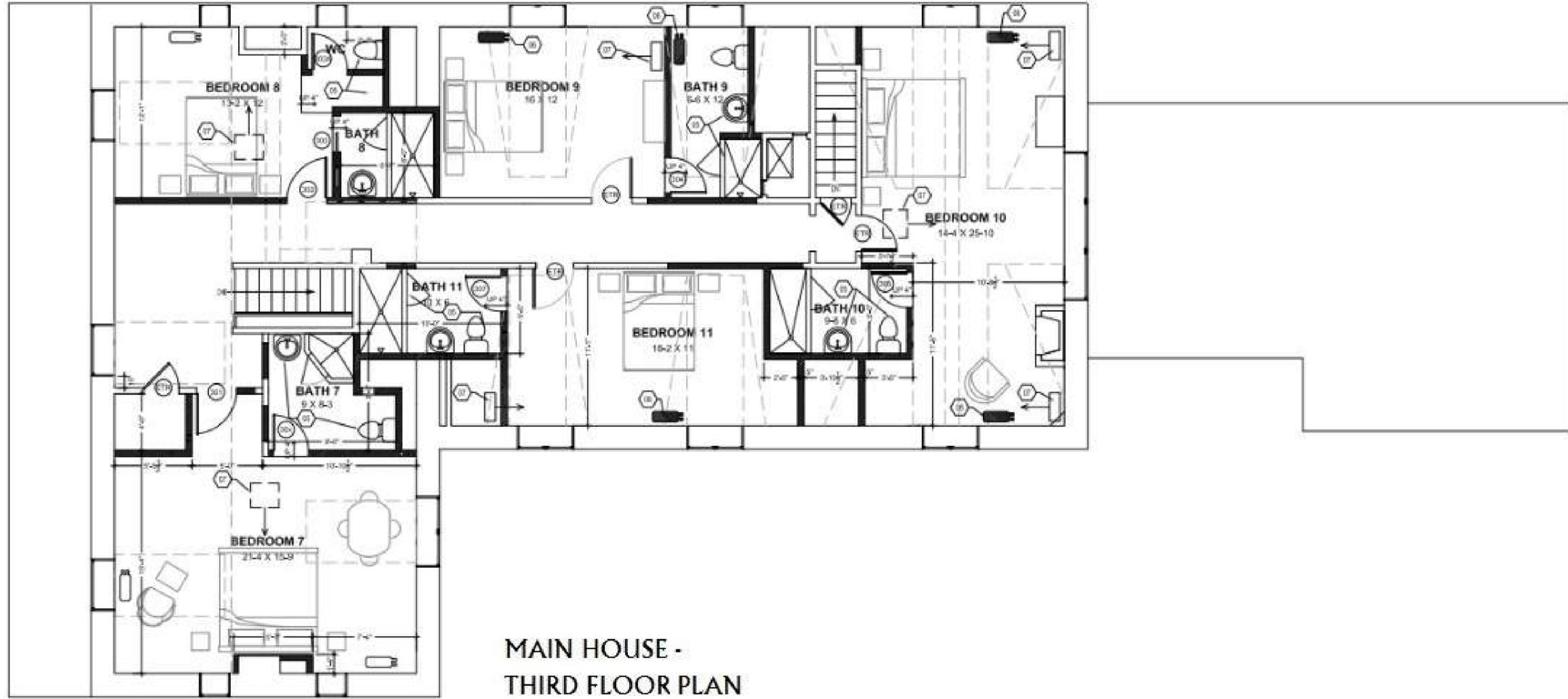
MAIN HOUSE -
SECOND FLOOR PLAN

HASBROUCK HOUSE
3805 MAIN STREET STONE RIDGE, NY 12484

north river
ARCHITECTURE
& PLANNING PC
3850 MAIN ST / PO BOX 730
STONE RIDGE, NY 12484
T 845.887.8242 F 845.887.8415

ISSUE:
CORRUP APPLICATION: 02/02/2020

AGENCY:



MAIN HOUSE -
THIRD FLOOR PLAN

HASBROUCK HOUSE
3805 MAIN STREET STONE RIDGE, NY 12484

north river
ARCHITECTURE
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3860 MAIN ST / PO BOX 730
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T 518.887.8242 F 518.887.8418

ISSUE:
GROUP APPLICATION 08/03/2022

APPROVAL:

DINING

BUTTERFIELD

RESTAURANT

Offering a full-service experience in the mid-Hudson Valley, our focus is on seasonal farm-forward fare. Paying homage to the rich heritage of Hudson Valley cuisine, and utilizing the freshest local ingredients from our farm partners, we present beautiful dishes that are playful, thoughtful, and deliciously memorable.

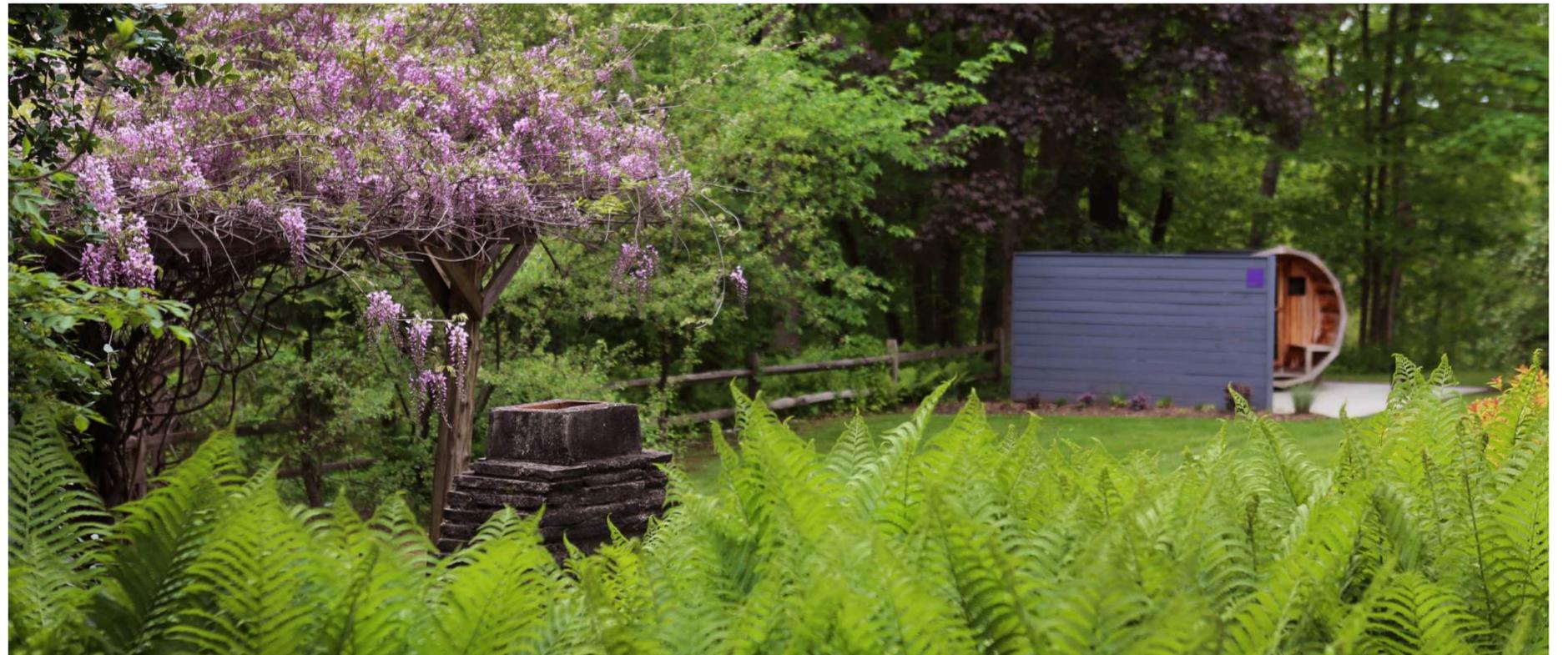




WELLNESS

Our wellness program invites guests to unwind and recharge through sauna sessions, professional massages, and guided yoga with experienced instructors. Relax by the pool or enjoy in-room treatments by some of the Hudson Valley's top professionals. We also offer unique programs designed to enhance the guest experience.





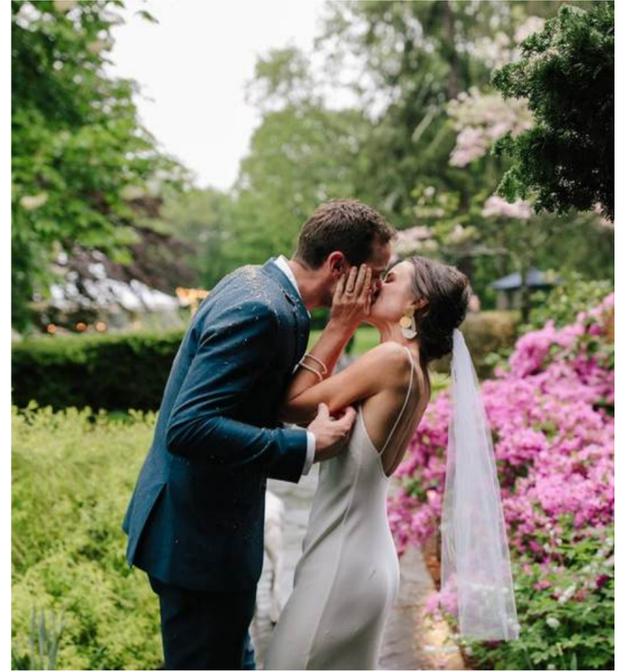
PRIVATE EVENTS

WEDDINGS

Hasbrouck House commands immense demand for private events. Boasting unmatched historic allure and natural splendor, the property's events potential is a revenue powerhouse.

We hosts a select number of weddings each year on our 3,750-square-foot bluestone patio accommodating up to 150 guests, where prestigious ceremonies and receptions unfold beneath a majestic 200-year-old maple, cocktails are curated by the exclusive on-site restaurant Butterfield, offering guaranteed high margin income.





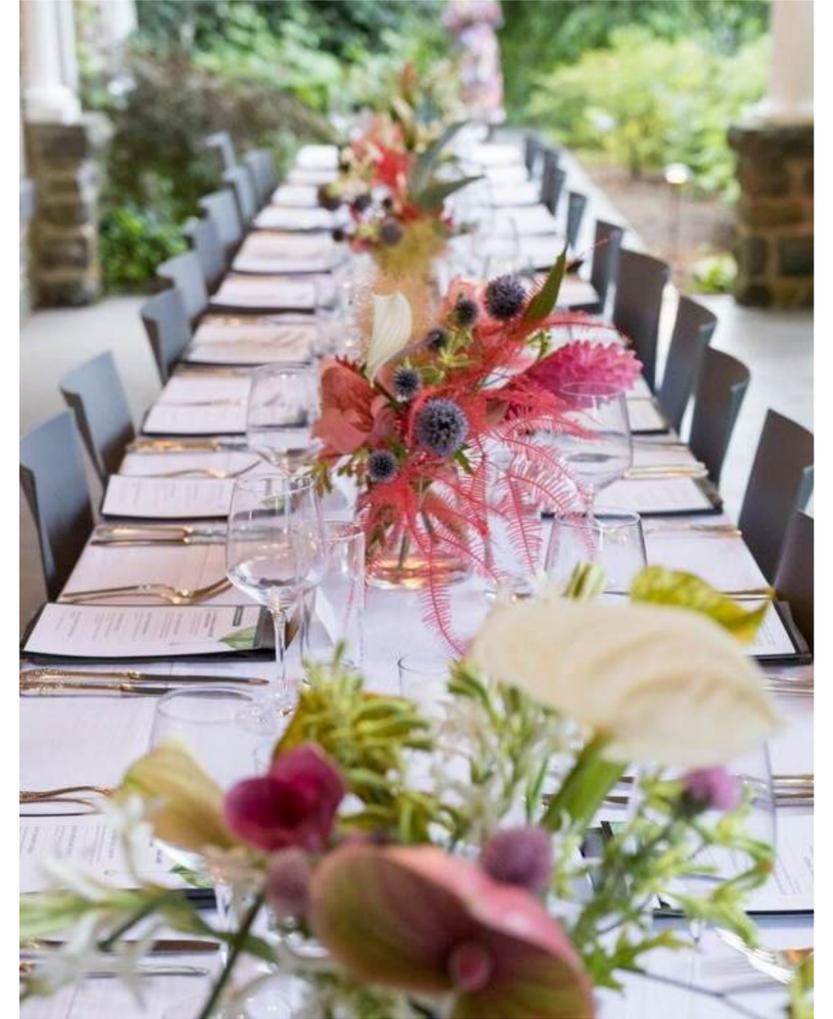
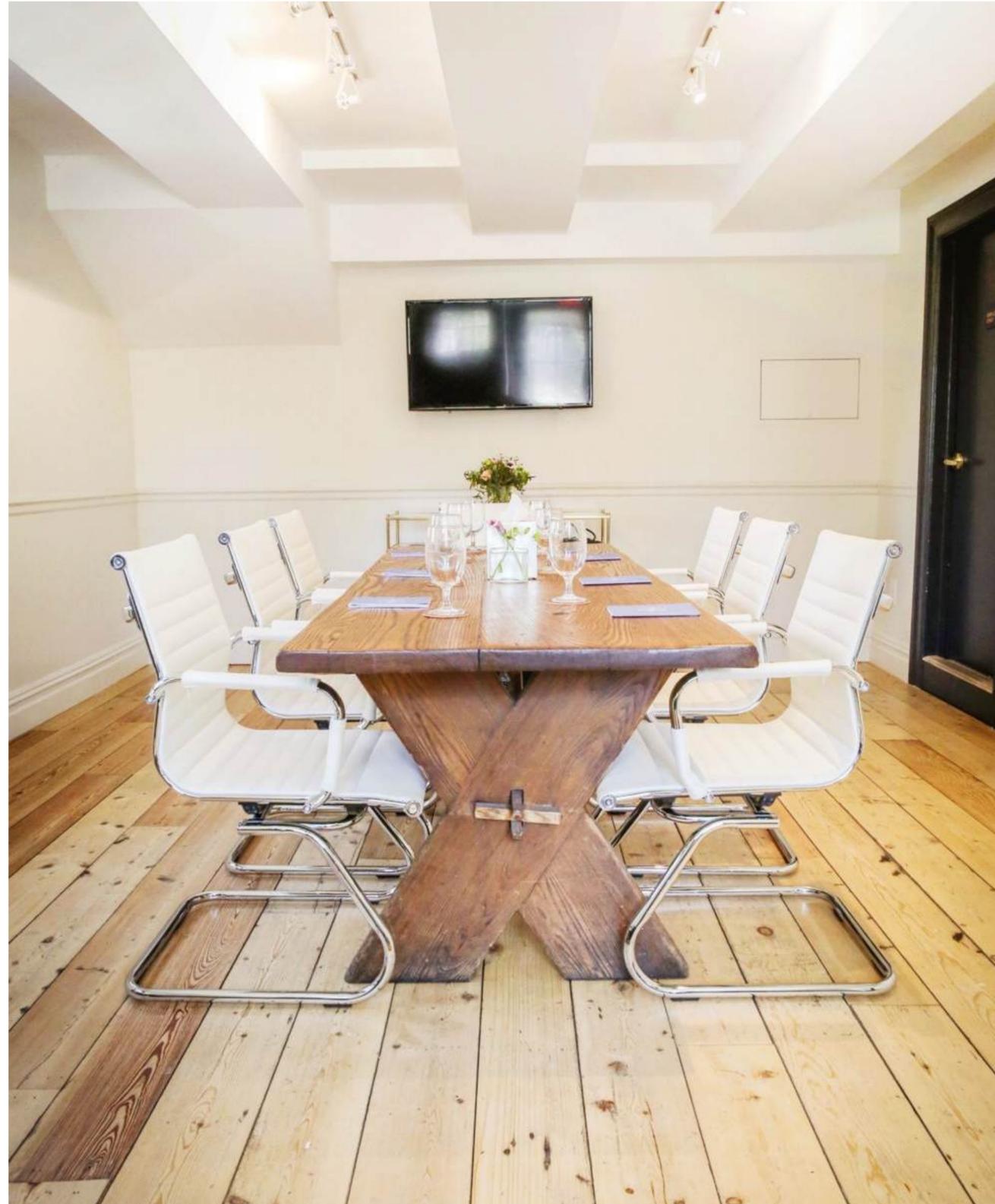
PRIVATE EVENTS

ELEGANT GATHERINGS

Hasbrouck House draws unmatched demand for elite private events & retreats - from corporate off-sites and bespoke escapes to intimate micro gatherings unleashing vast, high margin revenue.

For operators seeking ease and excellence, Butterfield provides exquisite F&B for 10-150 guests, or premium catering through select local partners - each event marked by refined curation and distinction.





Hasbrouck House Residences

6-Lot Residential Subdivision Opportunity

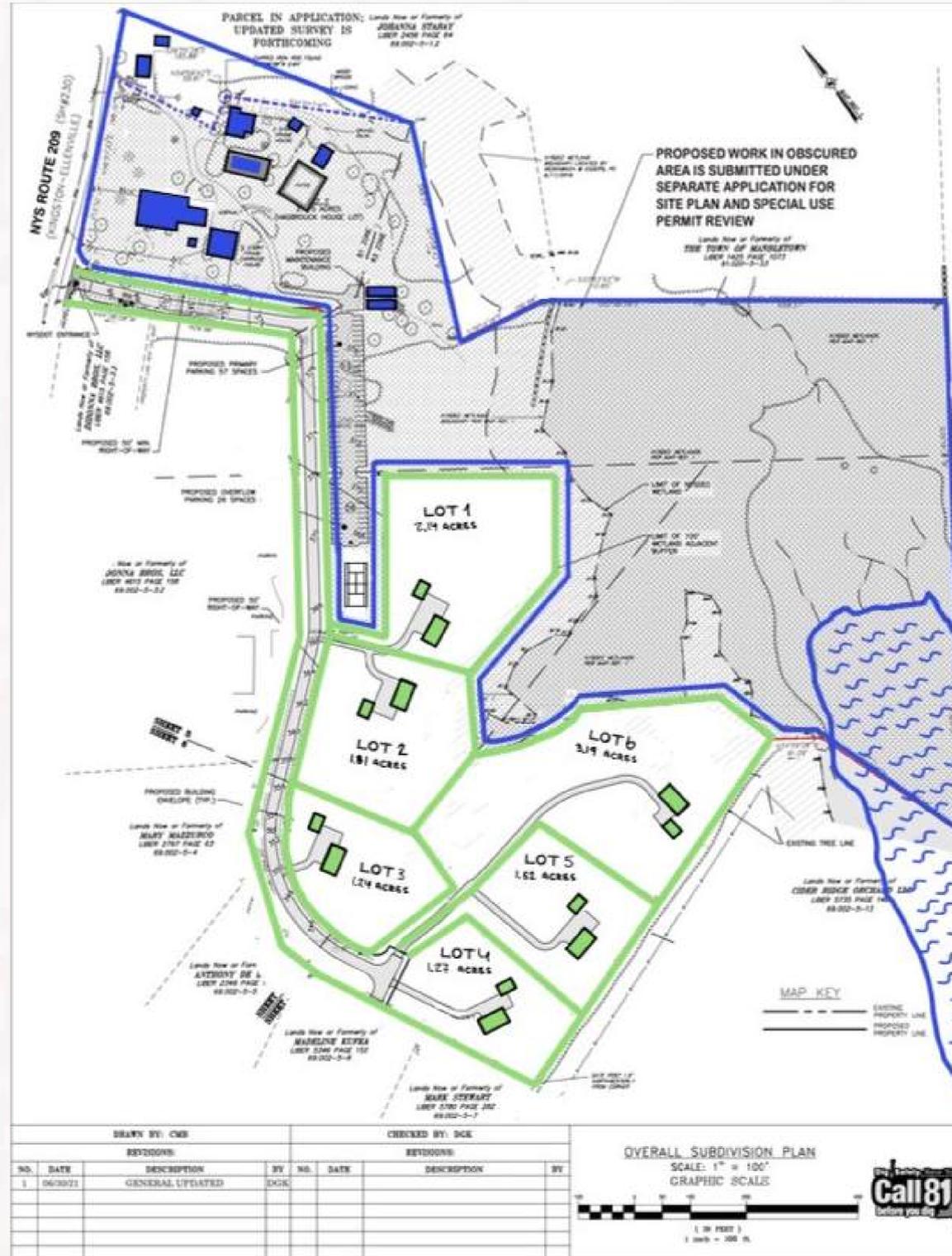
22 Acres | Advanced Entitlement Stage | 6 + 6 Luxury Villas

- Planning Board pre-approval for a 6 lot subdivision (1.2 – 3.1 acres each)
- Fully reviewed under SEQRA with substantial engineering, environmental and agency coordination completed.
- Lots are designed for 2,800-3,500 SF luxury homes plus 1000-1,500 SF detached guest cottages.

HASBROUCK HOUSE RESIDENCES

The master site plan illustrates the 6 primary residences and 6 detached guest cottages within the 22-acre residential parcel.

Green-shaded areas indicate the main private entry way and each home's location and lot size.



Growth & Enhancement Opportunities:

Hasbrouck House offers several approved value add initiatives that expand amenities and programming, supporting potential ADR and NOI growth.

Revenue Expansion

- Enclose restaurant balcony (+40 indoor seats) to increase, event offering and F&B capacity
- Expand the speakeasy to grow evening and events revenue
- Optimize and rebrand minibars for incremental in-room revenue
- Add in-room fireplaces to select guest rooms (estimated ADR upside)

Guest Experience & Positioning

- Develop a waterfront trail and lakefront pavilion
- Extend and enlarge bluestone patio for events & outdoor dining
- Expand outdoor kitchen or convert to yoga & fitness studio
- Introduce an in-house concept store
- Convert massage room into private spa with infrared wet sauna

PROVEN MANAGEMENT INTEREST & READINESS

Several nationally recognized hotel management firms -experienced and well acquainted with Hasbrouck House have shown strong interest in operating the estate.

Detailed Pro Formas outlining projected income and expenses is available to qualified buyers, with management teams ready to begin within 30 days.

The hotel holds no current obligations to any vendors, clients, or platforms and is fully free to operate in line with the new owner's vision.





The information contained herein has been obtained from sources deemed reliable; however, no representations or warranties, express or implied, are made as to the accuracy, completeness, or reliability of the information. All details, financial data, and projections are provided for informational purposes only and are subject to change without notice. Prospective purchasers are encouraged to conduct their own independent due diligence. The broker and seller assume no liability for any errors or omissions in this presentation.

HASBROUCK HOUSE

EST. 1757

NEW YORK

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