



**Experience luxurious living with three separate residences on 15 acres, including an 8-bedroom main house, a renovated studio cottage, and a 2-family house with 2 two-bedroom units.**

The main house features an en-suite primary bedroom with a balcony, a grand staircase with detailed millwork, a large country kitchen with new terracotta flooring, and six fireplaces.

Enjoy outdoor amenities such as a swimming pool with a diving board, a tennis court, and access to Storm King Mountain and Black Rock Forest & Hiking Trails.

### **MAIN HOUSE HIGHLIGHTS**

#### MAIN LEVEL

The property features 6 fireplaces, original hardwood floors, custom millwork, high ceilings (10'), crown moldings, a grand staircase with period detailed millwork, original closet doors with period hinges & hardware, and wide & graceful arched entryways.

All rooms and exterior freshly painted.

Grand Living Room with stone-clad fireplace with 10-foot-long mantle, wall of French doors opens to enclosed veranda with terracotta flooring.

Perfectly proportioned period Dining Room with fireplace with wall of French doors open to the screened-in sun porch overlooking the beautiful pool & property.

Open flow from large country Eat-In-Kitchen and Breakfast Room with new terracotta flooring.

Powder Room, Laundry Room, Mudroom with access to 3++ car garage completes the main level.



## UPPER LEVEL

Large en suite Primary Bedroom with fireplace, private balcony, adjoining sitting room (Bedroom), and walk-in closet.

Second en suite Bedroom with fireplace.

Two additional Bedrooms, one with walk-in closet, and shared Full Bath featuring claw-footed tub and pedestal sink.

Additional Bedroom with walk-in closet.

Walk-in Linen closet with built-ins.

800 sq.ft. Recreation/Bonus Room above garage.

## THIRD LEVEL

Apartments-style two Bedrooms, Full Bath, Eat-in-Kitchen, Living Room and plenty of storage.

## EXTERIOR/UTILITIES

New roof.

Natural gas heating and cooking. 24 KW whole house generator.

Vast amount of storage in basement level.

Swimming Pool with diving board and Tennis Court.

Landscaping with specimen plantings and babbling brook.

Cottage at 21 Maple Road features fully renovated studio with private dining deck.

Two Family at 19 Maple Road features one renovated 2-bedroom unit on first floor.



Michael Taraboulos  
Licensed Real Estate Salesperson  
M: 914.703.2848 O: 914.200.1515  
mtaraboulos@christiesrealestategroup.com  
www.christiesrealestate.com



Owen Berkowitz  
Licensed Real Estate Associate Broker  
M: 914.819.7622 O: 914.200.1515  
oberkowitz@christiesrealestategroup.com  
www.christiesrealestate.com

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## **POTENTIAL RENTAL INCOME OPPORTUNITIES**

### **19 Maple Road (two-family):**

Each Unit has a gas range, refrigerator, washer and dryer. The Landlord pays for water, trash, heat and hot water. The Tenant pays electric and cooking gas. There are separate meters.

**The A Unit**– First floor, and updated two bedrooms with one bath, 962 square feet, with one car garage attached, is currently occupied by the owner. Potential rental income of \$1,950 per month.

**The B Unit**– Second floor, two bedrooms with one bath, 810 square feet, with one car garage attached, is currently rented until June of 2025. Current rental income of \$1,545 per month.

### **21 Maple Road (cottage):**

An oversized studio with updated bath and walk-in closet is 490 square feet and includes a range, refrigerator and furnished. The Landlord pays for water and trash. The Tenant pays for electric (unit is all electric). Currently rental income of \$2,150 on a month-to-month basis.

### **23 Maple Road (third floor):**

An updated two bedroom with one bath apartment with a kitchenette (includes a refrigerator and microwave) is 744 square feet. Can easily be upgraded with an electric range. The apartment is currently heated by space heaters (as a supplement). Currently occupied by the owner. The Landlord pays for all expenses. The potential rental income of \$1,600.

**Potential Rental Income: Between \$67,740 and \$86,940 gross annually.**

## Brief History of By-the-wood

**Elizabeth Stevenson** had the country home built in 1904 on the Heights in Cornwall on Hudson, which was designed by the Architectural firm of Barney and Chapman, New York, NY.

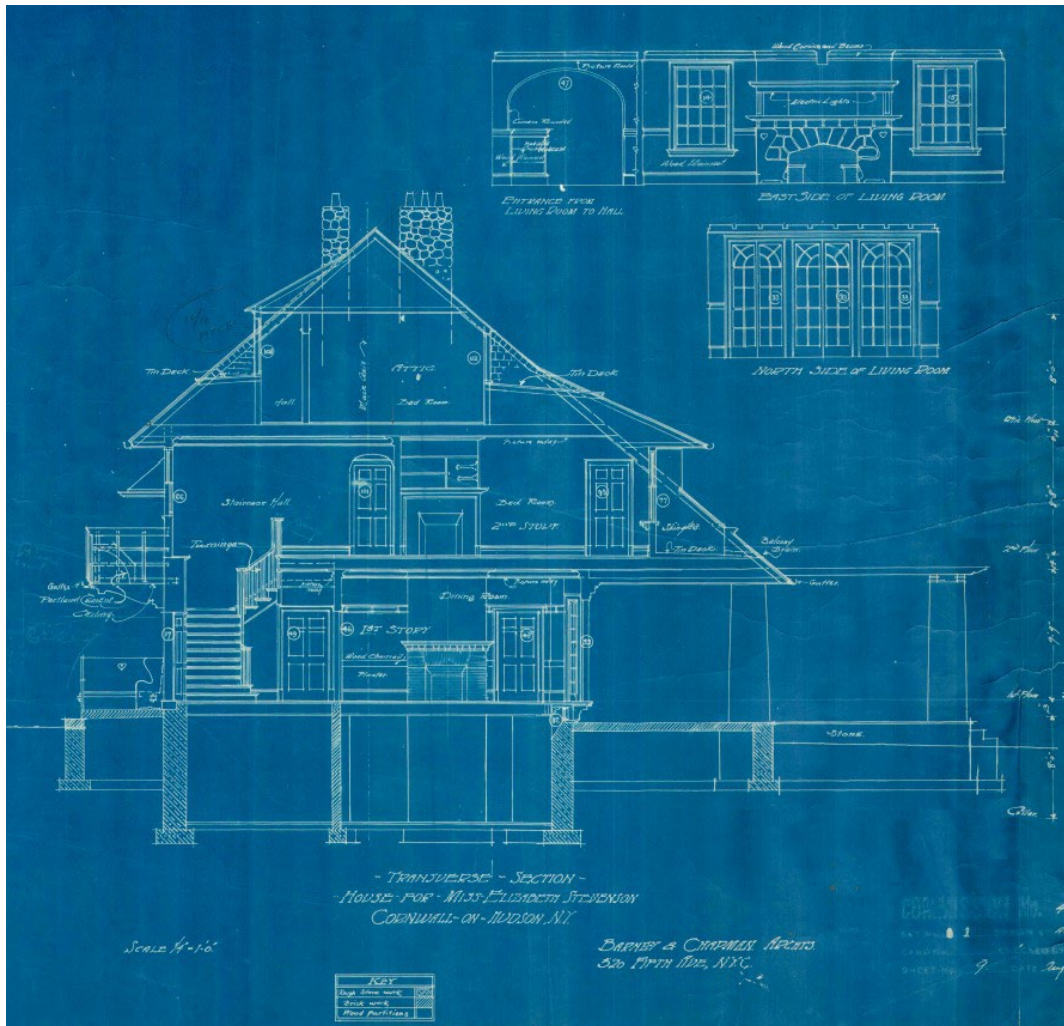
**Elizabeth** married **James Russell Harris** on October 24, 1908, at the Presbyterian Church in Cornwall on Hudson.

Elizabeth and James had a daughter, **Elizabeth Mary Harris**, who married **Major General, Raymond Earl Bell**. Raymond and Mary had a son, **Brigadier General, Raymond Earl Bell Jr** (who fondly remembers growing up in the main house and still resides in Cornwall on Hudson).

**The Harris (Stevenson) and Bell Families** owned and improved the home from 1904 until 1985. During the ownership of the **Bell Family** -- A tennis court and original pool were added to the property in the late 1940's and early 1950's, An oversized three-car garage with playroom above was added in the 1960's. Also, the former stables at 19 Maple were converted to a two-family home with a two-car garage attached in the 1940's. The cottage at 21 Maple was originally a wash house and was converted to a study for the Major General before it was remodeled into a guest cottage in the 1950's. The original pool and a bath house was located behind the cottage (the bath house currently remains on the site).

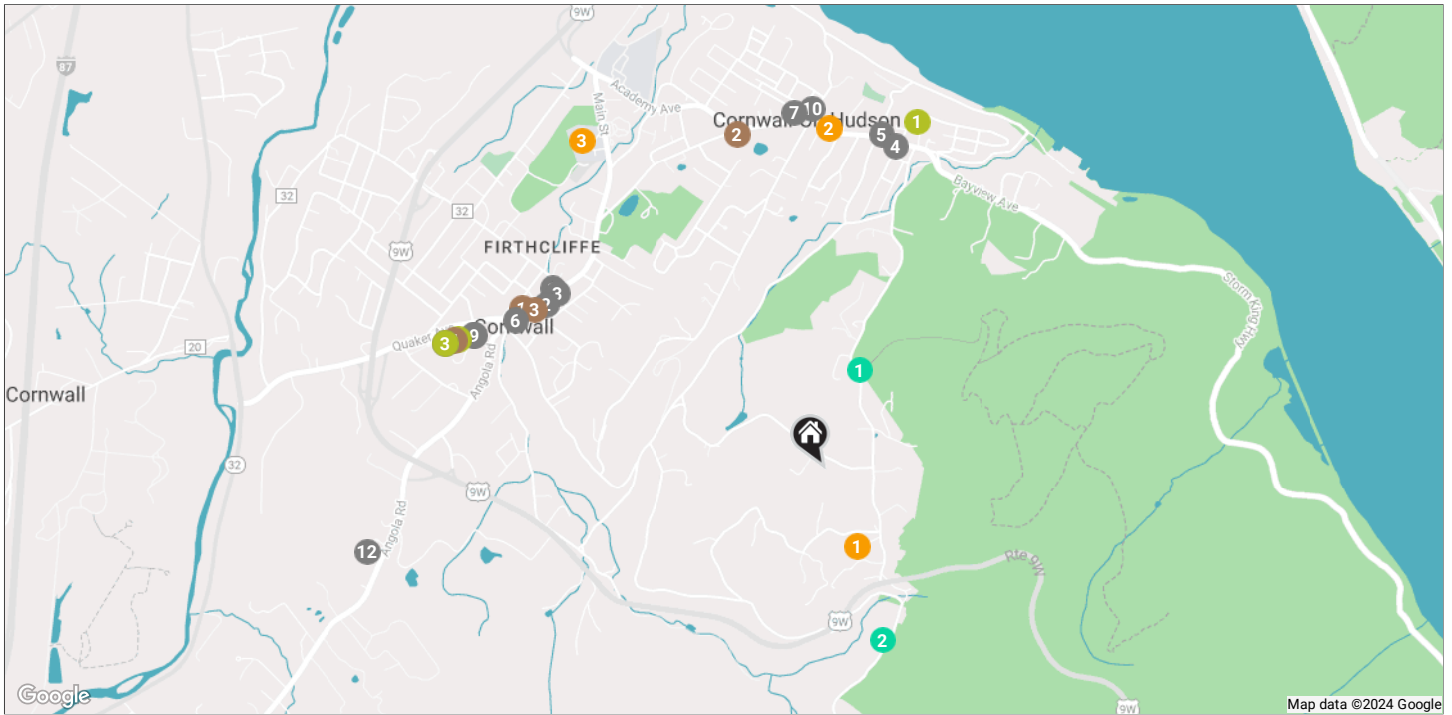
**Bell Family** sold the home to **Joseph and Magda Fusillo** in February of 1985. The **Fusillo Family** relocated the pool right off the screen porch patio and refurbished the tennis court in the late 1980's.

**Jed and Camila Madayag**, the current owners, have painstakingly cared for, refurbished and improved the main house, the cottage and the two-family home.





# 23 Maple Rd, Cornwall-On-Hudson, NY 12520



## RESTAURANTS

- 1 Prima Pizza  
252 MAIN STREET, 1.1 MI
- 2 The Farmhouse  
277 MAIN STREET, 1.1 MI
- 3 Cielito Lindo Mexican Restaurant  
255 MAIN STREET, 1.1 MI
- 4 Las Margaritas  
181 HUDSON STREET, 1.2 MI
- 5 Village Pizzeria  
194 HUDSON STREET, 1.2 MI
- 6 Canterbury Brook Inn  
331 MAIN STREET, 1.2 MI
- 7 Painter's Tavern  
266 HUDSON STREET, 1.2 MI

## 8 Leo's Italian Restaurant & Pizzeria Cornwall

23 QUAKER AVENUE, 1.3 MI

## 9 Happy Peking House

19 QUAKER AVENUE, 1.3 MI

## 10 Pepettini

3 RIVER AVENUE, 1.3 MI

## 11 Sakura

55 QUAKER AVENUE SUITE101, 1.4 MI

## 12 Jones Farm

190 ANGOLA ROAD, 1.6 MI

## COFFEE

- 1 Cornwall Coffee Co. & Mercantile  
310 MAIN STREET, 1.2 MI

## 2 Alices Coffee Lounge

ON HDSN, 1.2 MI

## 3 Cornwall Sweets

297 MAIN STREET, 1.2 MI

## 4 Dunkin'

45 QUAKER AVENUE, 1.4 MI

## GYM

## 1 Skye River Yoga

8 RIVERSIDE DRIVE, 1.3 MI

## 2 RB Pilates

45 QUAKER AVENUE SUITE 209, 1.4 MI

## 3 Alma Yoga

55 QUAKER AVENUE, 1.4 MI

## SCHOOLS

## 1 The Storm King School

314 MOUNTAIN ROAD, 0.3 MI

## 2 Cornwall on Hudson Elementary School

234 HUDSON STREET, 1.2 MI

## 3 Cornwall Central Middle School

122 MAIN STREET, 1.4 MI

## PARKS

## 1 Storm King State Park—Howell Trailhead

MOUNTAIN ROAD, 0.4 MI

## 2 Black Rock Forest Trail Head

80 RESERVOIR ROAD, 0.6 MI



### Michael Taraboulos

OFFICE: 914.200.1515  
MOBILE: 914.703.2848  
mtaraboulos@christiesrealestategroup.com



### Owen Berkowitz

MOBILE: 914.819.7622  
OFFICE: 914.200.3931  
oberkowitz@christiesrealestategroup.com

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## Cross Property Client Full



MLS#: <b>6296403</b> <span style="color: green;">Active</span>	List Price: <b>\$1,998,000</b>
Addr: <b>23 Maple Road</b>	
PO: <b>Cornwall On Hudson</b>	County: <b>Orange County</b>
City/Town: <b>Cornwall</b>	Zip: <b>12520-1815</b>
Village: <b>Cornwall-on-Hudson</b>	Hamlet/Loc.: <b></b>

P Type: <b>Single Family</b>	Type: <b>Detached</b>	
Sub/Devel:	Builders Lot #:	
Beds: <b>8</b>	SqFt: <b>6,594</b>	Rooms: <b>18</b>
Baths: <b>5 (4 1)</b>	Acre(s): <b>15.0000</b>	Levels: <b>3.00</b>

Sch Dist: <b>Cornwall</b>	Elem: <b>Cornwall-On-Hudson</b>
Jr High: <b>Cornwall Central Middle School</b>	High: <b>Cornwall Central High</b>

Style: **Colonial, Estate**

Model:

Level      Description

**1**      (Grand Entry Hall, Sun Drenched Great Room, Veranda Over-looking the Pool and Screen Porch, Breakfast Rm, Eat-In Kitchen, Laundry Rm, Powder Rm, Back Entry/ Mud Rm)

**2**      (Primary Suite with Sitting Rm and Balcony Over-looking Pool and North Lawn, Second Primary Suite, Four Bedrooms with Walk-in Closets, Hall Bath, Game / Media / Rec Rm)

**3**      (Living Rm, Summer Kitchen with Dining Area, Two Bedrooms, Full Bath - Potential Au-Pair Suite or Rental)

Basement: <b>Full, Unfinished</b>	Attic: <b>Pull Stairs, Scuttle</b>	Fireplaces: <b>6</b>
Yr Blt: <b>1904 / Actual</b>	Yr Reno:	

Tax ID #: <b>332401-119-000-0001-012.000-0000</b>	Tax: <b>\$43,516</b>	Tax Year: <b>2024</b>
Tax Src: <b>Municipality</b>	Assmt: <b>\$1,082,750</b>	HOA:
Add Fees: <b>No</b>		
Avail Financing:		

Amenities: **Balcony, Cottage, Formal Dining Room, Foyer, Guest Quarters, Hardwood Floors As Seen, High Ceilings, In Ground Pool, Juliet Balcony, Laundry Room/Private, Legal Accessory Apartment, Mountain Views, Original Details, Oversized Windows, Patio, Porch, Powder Room, Soaking Tub, Stall Shower, Tennis, Terrace, Walk In Closet**

Includes: **B/I Shelves, Ceiling Fan, Chandelier(s), Dryer, Garage Door Opener, Generator, Microwave, Oven/Range, Refrigerator, Second Refrigerator, Washer**

Excludes:	<b>Central Hudson</b>	Fuel: <b>Natural Gas</b>
Elec Co:		Water: <b>Drilled Well</b>
Heat Zones/Type: <b>5/Base Board, Radiator</b>		Sewer: <b>Septic</b>
A/C: <b>None</b>		
Garbage: <b>Public</b>		
Parking: <b>3 Car Attached</b>		
Lot Description: <b>Partly Wooded, Sloping</b>		
Siding Desc: <b>Cedar, Stone</b>		

Remarks

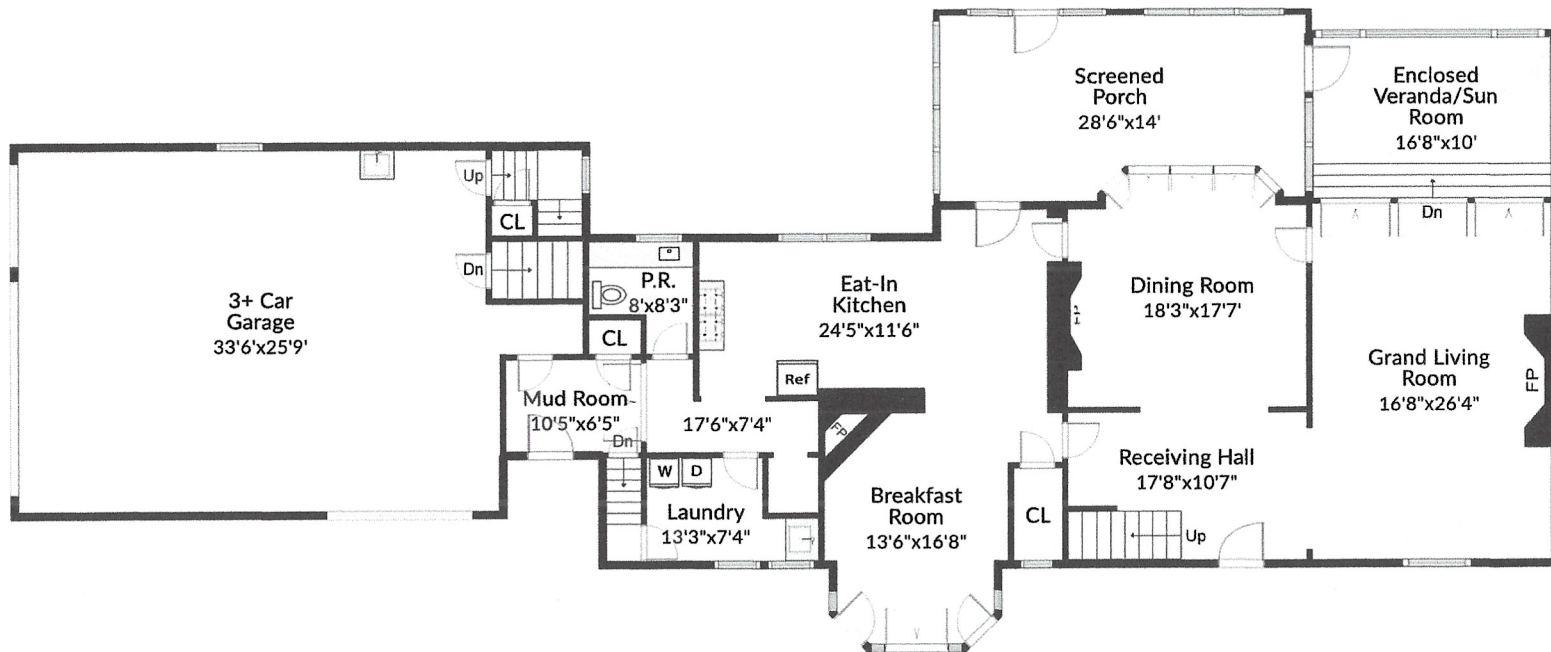
**Step into the past & dance to your future in this singular marvel of what can become your family compound or an opportunity to create a lifestyle that combines` business with country living. Have you dreamed of owning a a home (or home away from home) that is just over an an hour from the city? A place to gather with family and friends....a place to swim in your own pool, play tennis on your own court and enjoy privacy, hiking, sledding, gardening on your own 15 acres? Have you ever wanted to own & run a traditional bed & breakfast or venue space and still have your own private residence? Are you an investor with the wisdom of owning a three residence assemblage comprised of an historic main house with 8 bedrooms, a separate cottage, and still another separate two-family home? Do you have the vision of expanding all of this by possibly building another house on 5 of the fifteen acres? We have it all assembled for you to do as you wish! The main house (called By-the-wood) was built for Elizabeth Stevenson in 1904 and has been owned by just 3 families in its entire history! That alone speaks volumes about how uniquely special this property is. Come reinvigorate this historic home which is imbued with skilled artisan craftsmanship from a graceful yesteryear. Nestled into the private and verdant Storm King Mountain which abuts The Black Rock Forest Preserve (insuring peaceful living in perpetuity!) this home defines serenity. A 35 glass paned door announces your arrival as you open the original Dutch door into the grand welcoming hall where your eye will be swept upward to the soaring ceilings, period crown moldings, graceful arched room entryways and the graceful curves of an astounding example of period millwork that is the elegant staircase. French doors open into the formal dining room which will accommodate any gathering you can conjure. A wall of yet more French doors transport you to the sunporch overlooking the property with views of the pool, yards, the mountain & the natural beauty that is the soul of this property. The living large living room is anchored by a lodge-sized wood burning fireplace with a stone (harvested from the mountain) hearth & ten foot long custom mantle. Original unpainted over-sized windows & more French doors flow into a terra-cotta tiled enclosed veranda with a wainscot ceiling and panoramic views. A perfectly proportioned serious cooks kitchen awaits your vision, your whisks, and your flavor!. It's adjoining & open flow breakfast room features a fireplace & wall of windows. A main level laundry room & powder room make life convenient. A mudroom & huge coat closet plus an elevator (serviceable but not currently operating) rounds out the first floor. Ascend the grand stairs which at every step display the craft of a time when form & function were one. Up to a large landing which reveals all that's in store on the second floor. A primary suite is comprised by a large en-suite bedroom, an adjoining sitting room and a balcony. Features such as a period tilt window, fireplaces, built-ins, walk-in closets with original door hinges & hardware (on display in each bedroom on this floor) & walls of windows overlooking the wooded hills. 5 additional bedrooms, a craft room, built-in linen storage, bathrooms with soaking tubs & pedestal sinks make life accommodating! A surprise awaits at the end of the hall as it opens to an enormous (600 square feet?) studio-loft for play, media room, dance or yoga studio, painting, making, writing...you choose! But wait...there's more! A separate 2 bedroom space on the 3rd floor with amazing views provides a perfectly private perch. The separate one bedroom bungalow cottage is as sweet as pie & the very useful two family house is the whipped cream & cherry on top. The 3+ car garage, a sprawling basement with endless storage space, a babbling brook, apple, pear & cherry trees, a long winding driveway brings it, and you, all the way home. Moments to hiking trails, West Point, WP Golf Course & Museum, The Storm King Art Center & all things Cornwall- On- Hudson! Come make this mini-estate reflect the dreams & vision you have been manifesting.**

Directions: **RT 9W to Mountain Rd. then north to Maple Rd, then west to property - the driveway enters off of Bellwood Ln.**

Prepared By: Jill McAndrews

Date Printed: 06/28/2024





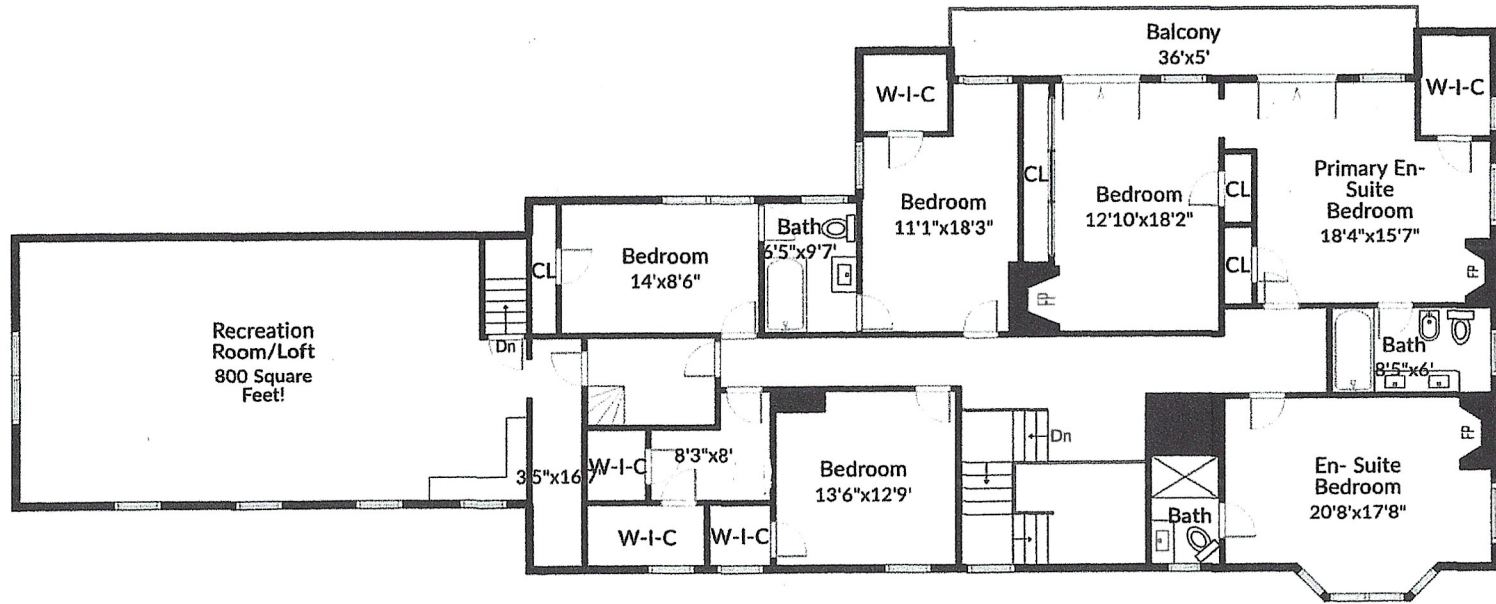
Presented by  
**OWEN BERKOWITZ**  
 Christies International Real Estate Group NY  
 Direct Phone: 914-200-3931  
 Mobile Phone: 914.819.7622  
 Email:  
 oberkowitz@christiesrehdsonvalley.com

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 Direct Phone: 914-200-3931  
 Mobile Phone: 914.703.2848  
 Email: mtaraboulos@christiesrehdsonvalley.com  
 http://www.chirstiesrealestate.com

**23 Maple Road**

**First Floor**

**1 of 7**



Presented by  
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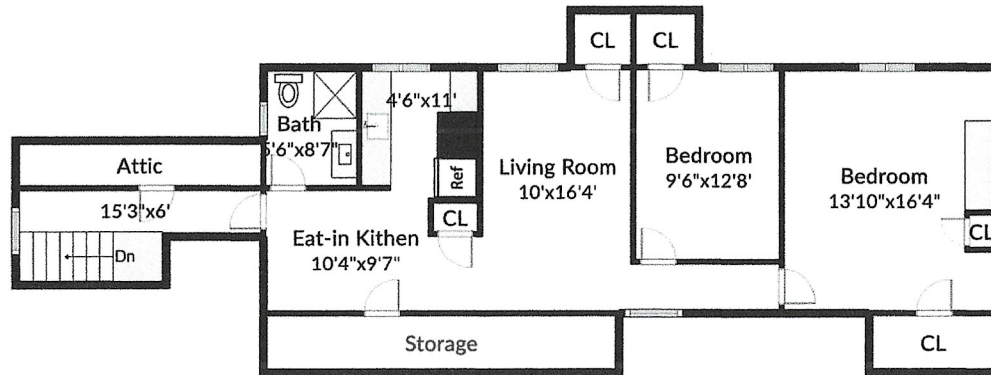
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 Email: mtaraboulos@christiesrehudsonvalley.com  
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**23 Maple Road**

**Second Floor**

**2 of 7**





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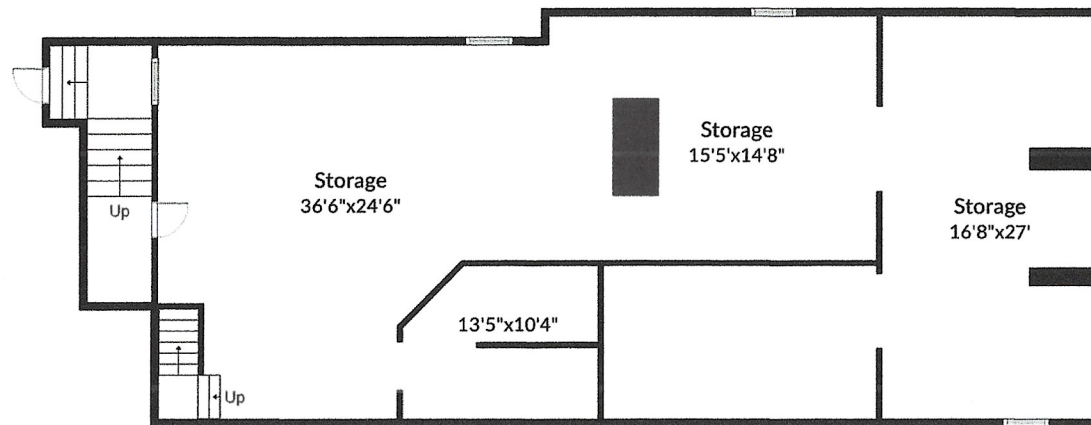
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**23 Maple Road**

**Third Floor**

**3 of 7**



Presented by  
**OWEN BERKOWITZ**  
 Christies International Real Estate Group NY  
 Direct Phone: 914-200-3931  
 Mobile Phone: 914.819.7622  
 Email:  
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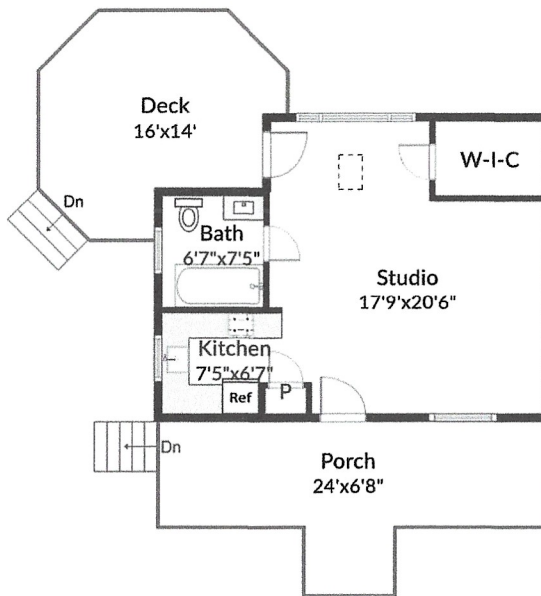
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 Mobile Phone: 914.703.2848  
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**23 Maple Road**

**Basement**

**4 of 7**





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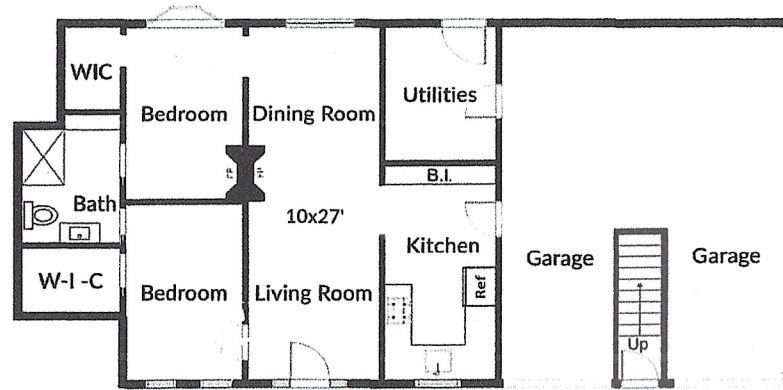
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 Direct Phone: 914-200-3931  
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 Mobile Phone: 914.703.2848  
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**21 Maple Road**

**Cottage**

**5 of 7**



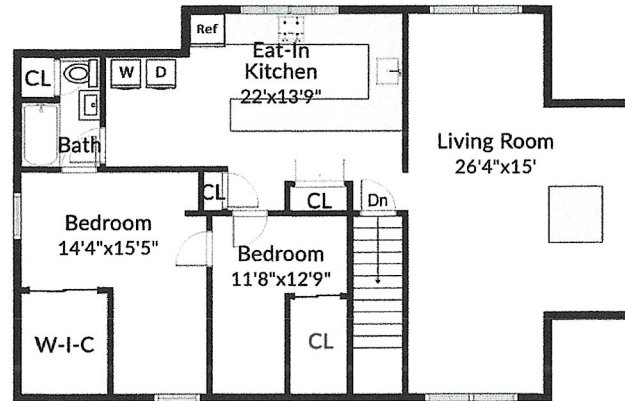
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 Christies International Real Estate Group NY  
 Direct Phone: 914-200-3931  
 Mobile Phone: 914.703.2848  
 Email: mtaraboulos@christiesreHUDSONvalley.com  
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**19 Maple Road**

**Two Family- First Floor**

**6 of 7**



**Presented by**

**OWEN BERKOWITZ**  
 Christies International Real Estate Group NY  
 Direct Phone: 914-200-3931  
 Mobile Phone: 914.819.7622  
 Email:  
 oberkowitz@christiesrehudsonvalley.com

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 Direct Phone: 914-200-3931  
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**19 Maple Road**

**Two Family- Second Floor**

**7 of 7**





This is an example of the two parcels  
(#332401-119-000-0001-012.000-0000 and  
#332401.119.000-0001-013.200-0000) - Orange County GIS Map.  
This is not a survey of the boundaries for the two parcels.