

Grazia Mancini

Residential

6/16/2017 2:47 P.M.

Customer Report

No Photo Available

Last LP: \$6,900,000
Addr: 75 Bluff Rd
ML#: 1723467
 RES/A
Town: Fort Lee
(Click to view Town/School Info)
Zip: 07024
County: BERGEN **County Locale:** 200
Direct: Palisade to Bluff
Area#: 0219
Orig LP: \$6,900,000
DOM: 9

Rooms	Bedrooms	Full-Baths	Half-Baths	Master Bath	Style	Substyle
25	7	7	1	Yes	Colonial	Georgian
Taxes	Approx Lot Dim	Approx Lot Sq Ft	Approx Lot Frontage	Sewer	Water Source	
\$82,575	184/200 x 284	52255	200	Municipal	Municipal	

Gnd Flr:
1st Flr: House needs renovation
2nd Flr: Possible subdivision 3-5 homes with or without existing home
3rd Flr: Fabulous opportunity to own premier property with NYC skyline views
Basement:
Easements and Assessments:
Items Incl:
Municipal Assessments:
Items Not Incl:
EL:
JH:
SH:
For Lease: No
 None Known

Waterfront: River Front
Lifestyle: Close/School, Close/Trans, Close/Wrshp
Fireplace: 3 Fireplaces
Heating: Gas, Hot Water
Lot Descr: Regular
Ext Finish: Mason/stucco
Year Built: To Be Blt
Flood Plain: None
Addtl Sub-st: Historic
Association: None
Misc: Intercom, Deck / Patio
Garage: 3+car
Cooling: Multi-Zone
Pool: Outdoor
Basement: Finished
Ownership: Corporate
Views/Exp: NY View
Possession: Flexible

1.2 acres - one of a kind Historic home located in the Fort Lee Bluffs with spectacular NYC skyline views. Renovate or raze existing home. We have subdivision plans for 5 different scenarios for 3- 5 homes with and without existing home. Possible additional 15,551sf available. Exclusive secluded fenced-in property accessible through private gate. Create your own compound, develop or build on this sensational lot overlooking the NYC skyline atop the Palisades.



Grazia Mancini
Sales Associate
Office Phone: (201) 886-0800
Contact Phone: (201) 566-8999
grace@homesonthehudson.com
Smart Realty, Inc.

