

OFF-MARKET | ALPINE, NJ

10,000 SQ.FT. | 2.25 ACRES | 9 BEDS | 11 BATHS

The Opportunity

A rare chance to acquire one of Alpine's most significant modern estates—off market, under market. Privately tucked away on 2.05 acres, this architectural gem spans over 11,000 square feet (not counting full basement) and offers 9 bedrooms, 11 bathrooms, an indoor pool, and sprawling entertainment spaces.

The current structure is grand in scale but dated in presentation—scaring off typical buyers who can't visualize what's possible. That's exactly why Beyder&Co. stepped in.

The Vision, Reimagined by Beyder&Co.

Beyder&Co. is not just marketing this home—we've already re-designed it. We approached this project with a refined, minimalist-luxury aesthetic across every space. From calming, layered wood textures and stone elements to natural lighting and reworked flow, the design narrative was guided by serenity, scale, and sophistication. The accompanying materials package—sourced and curated by B&Co. Surfaces—features:

- Natural Rift & Quartered White Oak Flooring
- Travertine Slabs & Finishes
- Integrated Millwork & Warm Tones
- Custom Layouts for Bedrooms, Kitchen, Bath & Closet Suites

Buyers aren't inheriting a problem—they're walking into a fully thought-out canvas ready for execution with best-in-class materials already procured.

Why It's a Steal

- Priced in the mid \$4M range, this home is a fraction of what similar-sized Alpine properties trade for post-renovation.
- The lot alone—2.05 private acres, on a cul-de-Sac—is worth a \$3.2M-\$3.5M on it's own.
- Fully redesigned layout and finishes package by Beyder&Co.
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Exclusively Marketed by
Beyder&Co. Realty

📍 10 McKinley St, Closter, NJ 07624

☎ 201-995-3488

🌐 www.beyderco.com







Minimalistic Nature



COLLECTION

Calmgrain



COLLECTION

STRATUS

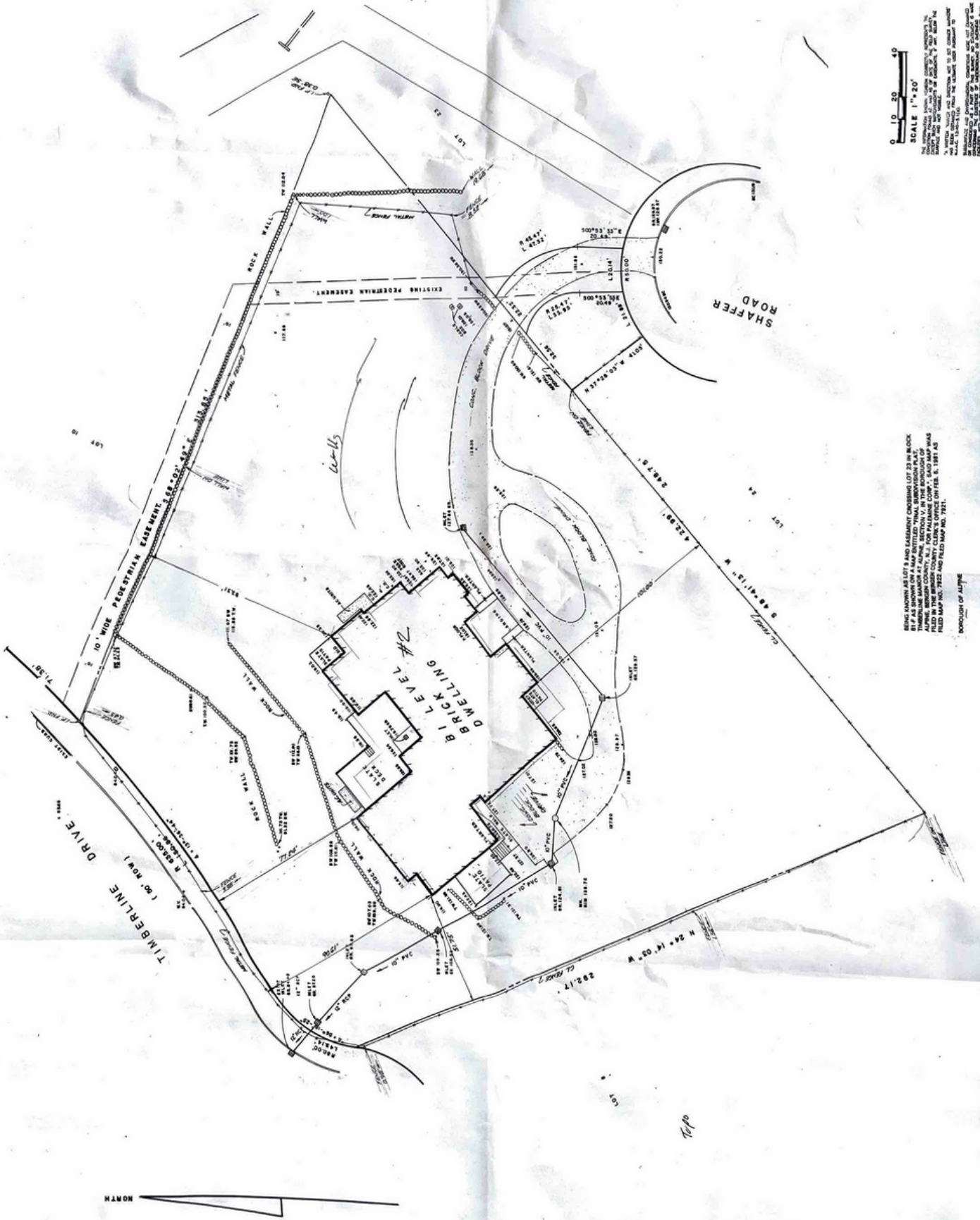


COLLECTION

B&C
SURFACES

B&C
SURFACES





CERTIFIED TO:
- CHAND DOWD AND YOUNG ASSOC.
- CIVIL ENGINEERS

TAX LOT 9	IN BLOCK 203
LOCATION SURVEY	
BOROUGH OF ALPINE	
BERGEN COUNTY, NEW JERSEY	
HUBSCHMAN ENGINEERING	
2000 SOUTH WASHINGTON AVENUE	
BERGENFIELD, NEW JERSEY 07005	
ROBERT J. HUBSCHMAN, P.E.	
PROFESSIONAL LAND SURVEYOR	
N.J. LIC. 37206	
DATE	5-1-03
CHG'D. BY	SCALE 1"=20'
REV.	203-007

SCALE 1"=20'

BEING KNOWN AS LOT 9 AND EASEMENT CROSSING LOT 23 IN BLOCK 203, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY, AND THE TRAILING LANE MANICURE AT ALPINE, BERGEN COUNTY, NEW JERSEY, FOR PALMARE CORP., SAID MAP WAS FILED MAP NO. 7922 AND FILED MAP NO. 7921.

BOROUGH OF ALPINE

Comparative Market Analysis (CMA)

Subject Property Overview

Address:

2 Schaffer Rd, Alpine, NJ 07620

Lot Size:

2.02 acres

Home Size:

11,000 sq. ft. + 4,000 sq. ft. basement

Year Built: 1997

Assessed Value:

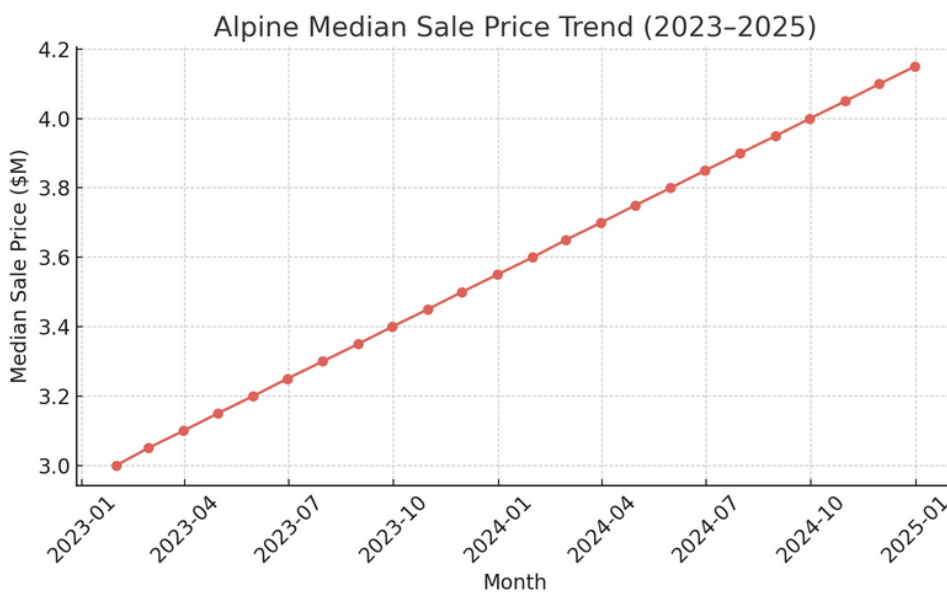
\$4.9M / Taxes (2025): \$40,082

Condition:

Solid bones, dated interior, high ceilings throughout

Alpine Market Snapshot (2024-2025)

- Median Sale Price (2025): \$3.56M
- Median List Price: \$4.54M
- Average DOM (luxury): 120-180 days
- Trend: Highest demand for fully renovated/new builds on 2-acre lots
- \$250-\$700/sf. spread depending on finish



🔍 Comparable Sales (2024-2025)

Address	Sale Date	Price	Size	Notes
20 Schaffer Rd	Aug 2025	\$5,000,000	~20,000 sf	Same street, larger estate
35 Timberline Dr	Apr 2025	\$4,400,000	N/A	2-acre estate w/pool
15 Schaffer Rd	Mar 2024	\$4,200,000	~10,000 sf	Renovated, turn-key
24 Cambridge Way	May 2024	\$8,000,000	~11,450 sf	High-finish/newer build
8 Stone Tower Dr	Jan 2025	\$11,100,000	~11,000 sf	Rio Vista new build
43 Tamarack Rd	Aug 2024	\$3,600,000	~6,782 sf	Older, 1.5 acres

 Valuation Estimate

Method	Calculation	Estimated Value
Conservative	10,992 × \$375/sf	\$4.12M (adjusted up for lot size) → ~\$4.75M
Midpoint	10,992 × \$400–\$425/sf	~\$4.9M – \$5.25M
Aggressive	Post-renovation comps	\$6.5M – \$7.5M

🌐 Recommended Pricing Strategy

Strategy	Price	Positioning Notes
Competitive	\$4.85M	Below midpoint to create urgency
Balanced	\$4.995M	Matches 20 Schaffer comp momentum
Premium	\$5.25M	Assumes buyer discounts dated interiors lightly

Best,



Igor Beyder
CEO, Beyder&Co. Realty