

2026 RELOCATION & HOME BUYER GUIDE

LIVING IN BLAUVELT

ROCKLAND COUNTY, NEW YORK

Homes • Schools • Commuting • Local Favorites

Prepared by Jennifer Sirkowa

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LOCAL KNOWLEDGE. CONFIDENT MOVES.

YOUR BLAUVELT HEAD START

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SEARCH BLAUVELT HOMES

SCHEDULE A CONSULTATION



Meet Jennifer

Straightforward guidance, thoughtful preparation and a real understanding of Rockland County.

Blauvelt is especially personal because it is also where I live.

I help buyers and sellers make confident moves throughout Rockland County. My role is to help you understand the listings and how each location fits your everyday life.

For buyers, I bring local context, a focused search and clear communication. For sellers, I help plan preparation and marketing around the home and the timing of the move.

CREDENTIALS & SPECIALTIES

ROLE	NYS Licensed Associate Real Estate Broker
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BROKERAGE	R2M Realty, Inc.
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HOME	Blauvelt, New York
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FOCUS	Local guidance, relocation, home preparation, buyer and seller representation
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[CONTACT JENNIFER](#)

[VIEW CURRENT HOMES](#)

Welcome to Blauvelt

A residential home base in southern Rockland County.



Established streets. Individual homes.

Example home photograph supplied by Jennifer. Not a statement of current availability.

Blauvelt is a hamlet and census-designated place within the Town of Orangetown. Its ZIP code is 10913. Nearby Tappan, Orangeburg, Sparkill, Piermont and northern Bergen County expand the options for daily errands and outings.

There is no traditional village downtown. Residential streets, mature landscaping and varied homes shape the community, while Route 303 provides services and regional connections.

HAMLET

PLACE TYPE

10913

ZIP CODE

ORANGETOWN

TOWN GOVERNMENT

Explore [Town of Orangetown](#) and [Blauvelt Free Library](#).

Why People Choose Blauvelt



Everyday places to connect

The Rail Trail Cafe is one local starting point.

1

RESIDENTIAL CHARACTER

Compare established streets, mature landscaping and the setting of each home.

2

VARIED HOMES

Different ages, layouts and lot conditions offer different possibilities.

3

REGIONAL ACCESS

Compare Route 303, the Palisades Interstate Parkway and nearby Thruway access.

4

LOCAL CONNECTIONS

Businesses, library programs and town recreation offer places to connect.

5

OUTDOOR SPACE

Wooded parkland and nearby trails add options for time outside.

6

CONNECTED COMMUNITIES

Explore nearby hamlets and villages as part of the home search.

The right fit depends on your priorities. Compare daily driving, lot size, road exposure and the exact property before narrowing your search.

Homes & Neighborhood Feel

Compare the home, the lot and the details behind the listing.



BRICK & LARGER HOMES



ILLUSTRATIVE HOME EXAMPLE

Images supplied by Jennifer. Examples are not current listings; the second image is illustrative.

ESTABLISHED HOMES

Ranches, splits, bi-levels and colonials can offer very different layouts and renovation needs.

LOTS & LANDSCAPING

Slope, drainage, retaining walls, access and privacy vary by property.

OLDER HOMES

Review permits, certificates, survey, fuel systems and updates with appropriate professionals.

EXPANDED & NEWER HOMES

Compare permitted additions, usable space, mechanical systems and operating costs.

ROUTE 303 ACCESS

Compare convenient errands with road exposure and your daily driving route.

CONDOS & TOWNHOMES

If expanding your search to nearby communities, review HOA finances, insurance, reserves, rules and assessments.

LOCAL BUYER CHECK: Compare taxes, permits, certificates, drainage, flood information, major systems, utility type, school district and road noise.

South Orangetown Schools

Confirm enrollment, grade placement and assignment directly with the district.

William O. Schaefer Elementary School

PRE-K-2 • TAPPAN

[Visit school](#)

Cottage Lane Elementary School

GRADES 3-5 • BLAUVELT

[Visit school](#)

South Orangetown Middle School

GRADES 6-8 • BLAUVELT

[Visit school](#)

Tappan Zee High School

GRADES 9-12 • ORANGEBURG

[Visit school](#)

Go beyond a single school rating

Read New York State School Report Cards and explore curriculum, activities, student supports and family resources. Ask about programs that matter to your student.

A Blauvelt mailing address does not automatically guarantee a district or school. Verify enrollment for the exact property directly with the district.

[District information](#) • [New York State school data](#)

Commuting & Getting Around

Compare the complete trip, including parking, waiting and transfers.

PLAN THE WHOLE JOURNEY

Front door. Station or stop. Connection. Final destination.

Test your route at the same time and on the same weekday you expect to travel.

RAIL

Compare Pearl River and Nanuet on the Pascack Valley Line. Check connections, parking and the current timetable.

BUS

Use Rockland County transportation resources to compare current bus and park-and-ride options.

DRIVING

Route 303, the Palisades Interstate Parkway and the Thruway provide regional connections. Traffic and road exposure vary.

WESTCHESTER & BEYOND

Include bridge travel, parking and onward connections when comparing destinations across the Hudson.

LIVE LINKS: [NJ TRANSIT](#) • [Rockland transportation](#) • [Town information](#)

Add the final walk or transit leg to your workplace before deciding which option fits.

A few local starting points

Check current hours, menus and reservation requirements before heading out.



Bailey's Smokehouse

[Barbecue and dining • Blauvelt](#)

The Rail Trail Cafe

[Coffee, breakfast, lunch and mercantile](#)

Blauvelt Free Library

[Programs, local resources and connections](#)

Explore nearby

Tappan, Orangeburg, Sparkill and Piermont add dining, shops and outings. Compare actual driving distances from the home you are considering.

Build your everyday route

Visit your likely grocery stop, pharmacy, library and favorite coffee spot. A home's location is also the set of trips you make every week.

Business offerings and hours change. Use each business's own website for current details.

Parks, Recreation & Traditions



Trail photographs supplied by Jennifer. Exact photo locations are not identified.

BLAUVELT STATE PARK

New York State Parks describes 590 acres of forested green space. Check official maps, access and conditions before hiking. [Park information](#)

NEARBY TRAILS

The wider Orangetown trail network offers more ways to spend time outside. Check current maps and permitted uses before visiting.

TOWN RECREATION

Explore current facilities, programs and seasonal registration through Orangetown. [Town resources](#)

LIBRARY & PROGRAMS

Look for programs and events on the library calendar. Verify dates and registration requirements. [Blauvelt Free Library](#)

Try the neighborhood on a weekday morning, an evening and a weekend. Compare the daily rhythm with your own routine.

A Little Blauvelt History

A local story connected with Western Highway, the railroad and the library.



Historic photograph supplied by Jennifer; its date and exact location are not documented here.

1752

The library's history dates the original dwelling on its site to approximately 1752.

1852

Judge Cornelius I. Blauvelt expanded the house with a west wing and second story.

RAILROAD ERA

The account connects Judge Blauvelt with the Erie Railroad and a depot near the property.

AFTER THE CIVIL
WAR

An attached building served as a post office and general store.

1961-1964

The library association bought the house in 1961; its permanent home opened in June 1964.

TODAY

The library remains a place to explore Blauvelt's local history and community resources.

Source: [Blauvelt Free Library: History of the Library](#).

Local Resources

Each heading is a clickable link.

[Town services](#)

Permits, departments, notices and resident information.

[Garbage & recycling](#)

Confirm pickup rules and schedules for your address.

[Parks & recreation](#)

Facilities, seasonal programs and registration.

[Blauvelt Free Library](#)

Library cards, digital resources and events.

[School district](#)

Enrollment, grade levels, calendars and contacts.

[Rail planning](#)

Schedules, station information and service advisories.

[County transportation](#)

Regional travel, bus resources and park-and-ride.

[Assessor & tax bills](#)

Verify assessments, exemptions and current bills.

[Local cafe](#)

Current offerings and business details.

[Local history](#)

Library history and further reading.

[Flood maps](#)

Address-specific FEMA mapping and information.

[Local dining](#)

Current menus and restaurant details.

Utilities are property-specific. Ask for current electric, gas, water, sewer, fuel and internet providers, then confirm setup directly for the exact address.

Getting to know Blauvelt

Practical answers for a focused home search.

Where is Blauvelt, NY?

Blauvelt is a residential hamlet and census-designated place in the Town of Orangetown, Rockland County, New York. Its ZIP code is 10913. Northern Bergen County and neighboring South Orangetown communities are close by.

[Related resource](#)

Is Blauvelt a separate town?

No. Blauvelt is a hamlet within Orangetown. South Orangetown describes a group of connected communities, rather than a separate municipality.

[Related resource](#)

What is Blauvelt known for?

Its residential streets, varied homes, wooded surroundings and Western Highway history are part of its character. The Blauvelt Free Library provides a useful introduction to the community's past.

[Related resource](#)

What schools serve Blauvelt?

South Orangetown operates William O. Schaefer (Pre-K-2), Cottage Lane (3-5), South Orangetown Middle (6-8) and Tappan Zee High (9-12). Confirm the exact property's district and enrollment directly with the district.

[Related resource](#)

How can I research Blauvelt schools?

Read district information and New York State School Report Cards, then ask about enrollment, transportation, curriculum, activities and the services important to your student. Confirm assignment by address.

[Related resource](#)

Does Blauvelt have a passenger train station?

There is no active passenger station in Blauvelt. Compare nearby Pearl River and Nanuet stations on the Pascack Valley Line, including parking, schedules and connections for your destination.

[Related resource](#)

Homes, costs & location

Practical answers for a focused home search.

How do people commute from Blauvelt to New York City?

Compare driving, regional bus and park-and-ride options, or driving to a nearby rail station. Pascack Valley Line trips toward Manhattan require a connection. Test the complete door-to-door journey at your normal commute time.

[Related resource](#)

Is Blauvelt walkable?

Walkability depends on the street and destination. Blauvelt does not have a traditional village downtown. Check sidewalks, crossings, lighting and distances from the specific home you are considering.

[Related resource](#)

What types of homes are in Blauvelt?

The search can include ranches, splits, bi-levels, colonials, older homes and newer construction. Layouts, lot sizes, slope, road exposure and the condition of major systems differ from one property to another.

[Related resource](#)

What is the median home sale price in Blauvelt?

The median depends on the dates and mix of homes sold. Use the current market report and compare relevant recent sales rather than relying on an undated townwide number.

[Related resource](#)

How much are property taxes in Blauvelt?

Taxes depend on assessment, taxing districts and exemptions. Review the exact home's current county, town and school bills. Ask the assessor and your attorney about exemptions and changes that may affect your costs.

[Related resource](#)

What should I check before buying an older Blauvelt home?

Review municipal records, permits, certificates, survey, utilities, drainage and major systems with appropriate professionals. Ask about additions, oil tanks, sewer or septic, retaining walls and property-specific inspection needs.

[Related resource](#)

From research to a move

Practical answers for a focused home search.

What is there to do in Blauvelt?

Start with local dining, the library and town recreation. Nearby South Orangetown communities add restaurants, shops, historic sites and waterfront outings. Use current calendars for events and program registration.

[Related resource](#)

Where can I find parks and trails near Blauvelt?

Blauvelt State Park offers forested open space and hiking. Orangetown also maintains parks and recreation programs. Check the official park information, maps, conditions and facilities before visiting.

[Related resource](#)

Do Blauvelt homes have flood risk?

Flood and drainage risk is property-specific. Review FEMA mapping, past water intrusion, grading and insurance with your inspector, attorney, lender and insurer. A location outside a mapped high-risk zone can still have water issues.

[Related resource](#)

Should I get a home inspection when buying in Blauvelt?

I always strongly recommend at least a general home inspection. Depending on the property, discuss radon, sewer or septic, oil tanks, chimney, drainage and other evaluations with your inspector and attorney.

[Related resource](#)

How can I begin a Blauvelt home search?

Browse current homes, then contact Jennifer about your budget, timing, layout, commute and property priorities. Verify listing details and school assignment for each home.

[Related resource](#)

Buying a Home in New York

Your attorney and lender explain the obligations for your particular purchase.

1

FINANCING & CONSULTATION

Clarify budget, financing, representation, timing and priorities. Have a pre-approval or proof of funds ready.

2

TOUR & COMPARE

Evaluate homes, location, taxes, school district, commute and property condition.

3

OFFER & NEGOTIATION

Price is one term. Timing, financing, inspections, appraisal and contingencies matter too.

4

ATTORNEY REVIEW

Your New York attorney explains contract preparation, negotiation and when the agreement becomes binding.

5

INSPECTIONS & DUE DILIGENCE

Strongly consider at least a general home inspection. Review records, survey, title and additional checks with the right professionals.

6

LOAN, APPRAISAL & TITLE

Complete lender requirements and contractual deadlines while your attorney and title professionals prepare for closing.

7

WALKTHROUGH & CLOSING

Confirm the condition of the home and complete the transfer according to your attorney's instructions.

Buyer expenses may include inspections, appraisal, lender costs, attorney fees, title insurance, recording charges, prepaids and the down payment. Your official documents control.

MORE THAN OPENING DOORS

Working With Jennifer

Relocating buyers need context, honest comparisons and someone who can keep the moving pieces organized.

SEARCH STRATEGY

Priorities, tradeoffs and a focused search.

LOCAL ORIENTATION

Location, commute, housing and daily conveniences.

REMOTE SUPPORT

Previews, video tours and clear follow-up.

OFFER GUIDANCE

Terms shaped around the home and market.

DUE DILIGENCE

Organized questions for the right professionals.

CLOSING COORDINATION

Dates, documents, walkthrough and communication.

Whether your move is next month or next year, we can start with your questions and build a plan around your priorities.

[SCHEDULE A CONSULTATION](#)

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Your Blauvelt Next Steps

A good plan starts with the right information.

SEARCH HOMES

Current Blauvelt listings

HOME VALUE

What is my home worth?

MARKET REPORT

Current local activity

Before we tour

Bring your budget, ideal move date, must-haves, commute needs, school questions and deal-breakers. We can turn a broad search into a focused short list.

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[Schedule a consultation](#)



R2M REALTY, INC.

IMPORTANT INFORMATION

General information, not legal, tax, lending, engineering, environmental, insurance or inspection advice. Verify current and property-specific facts with the appropriate authority and professional. Equal Housing Opportunity.

SOURCES & PHOTO CREDITS

Images supplied by Jennifer Sirkowa and cropped to fit. Home images are examples, not current listings; the home-example image is illustrative. Exact trail photo locations and the historic image's date and location are not identified. Headshot and R2M branding supplied by Jennifer.

[Town of Orangetown](#) • [SOCSD](#) • [NYSED](#) • [NYS Parks](#) • [NJ TRANSIT](#) • [Rockland transportation](#) • [Blauvelt Free Library](#) • [The Rail Trail Cafe](#) • [Bailey's Smokehouse](#) • [FEMA](#)

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