



Southwood

RATES & INFORMATION, 2024

Southwood is an 87-acre Hudson River estate once part of the vast holdings of the historically significant Livingston family, whose original manor is now Clermont State Park.

Owned by the Perry family for over 50 years now, the estate is available for events and getaways set against the majestic backdrop of the Hudson River and Catskill Mountains to the west. You and your houseguests will have exclusive use of the property for the weekend. Event guests will drink in the unforgettable views. Events at Southwood can be weekend affairs with capacity for up to 10 overnight guests across the 2 available houses.



Events take place exclusively outdoors on the lawn of the mansion or in nearby meadows and woods overlooking the Hudson Valley. Our recently restored 1847 gazebo and a vibrant fenced flower and herb garden are also in the immediate area. Amplified music is expected to end no later than 11pm.

OTHER LOCATIONS

Ceremony sites are up to the individual imagination! Most couples choose to take advantage of the glorious views. Additional formal gatherings of more than 15 people, such as rehearsal dinner, departure brunch or late checkout (6pm) can be held on the property for an extra charge, \$500 minimum.





Southwood is a two-hour drive from New York City. Amtrak serves the Rhinecliff Station, a 20-minute drive from the estate. Other nearby towns include Clermont, Tivoli, Red Hook, Rhinebeck, Hudson and Kingston, NY.

EVENT FEE

\$9,500 for up to 150 guests. NYS sales tax applies (8%).

As a reference, typical event budgets at Southwood range from about 70k to over 150k for more elaborate affairs. Events take place exclusively outdoors on the lawn of the mansion area or in nearby meadows and woods overlooking the Hudson Valley. Our recently restored 1847 gazebo and a vibrant fenced flower and herb garden are also in the immediate area. Amplified music is expected to end no later than 11pm.






Southwood does not provide catering, event planning or service rentals. However, we can recommend local vendors.

DIY

Clients are responsible for all equipment rentals, catering, décor, bathroom trailer and event insurance. A tent is required and must include a dance floor. Vendors are required to carry their own liability insurance and caterers their own insurance and liquor license. A wedding planner is required. Planner must be involved in all aspects of event management – no “day of” or “month of.”







There are two residences right on the property available for overnight stays – The Cottage and the Gate House.

ACCOMMODATIONS

The Cottage is a one-story home with partial river views near the property mansion with 3 BRs and 1.5 baths. It sleeps 5 for \$500/night. The Gate House is a cozy family-friendly home tucked into the woods with 3 BRs and 1.5 baths for \$400/night. A 2 night minimum is required. Additional nights are optional. Each house has WiFi, full kitchen, BBQ grill, cooking and serving items, dishwasher, washer-dryer, iron and board, linens and towels, AC/fans, hairdryer, toiletries, adjacent parking and access to swimming pool in season.

**Tax and cleaning fees included*

Enjoy total privacy. The estate can be yours from 1pm on Friday until 1pm on Sunday. Additional nights are optional.

AMENITIES

Tiki torches, ground lighting, parking area lighting and signage are provided. A Southwood event and housing manager will be on site for check-in and “day of”, helping to coordinate arriving guests, deliveries and questions about the property. Heated pool and screened pool house have incredible views. Southwood provides approx 10 separate circuits with multiple outlets for electricity, enough to power the average wedding. A band or elaborate lighting/power may require a generator – ask your planner. Southwood staff can be hired to assist with unloading rentals, setup, moving chairs, parking coordination and golf cart driving.



PARKING

There is a field for event guest parking approximately 5-minutes' walk to the mansion area. Parties are required to hire dedicated parking attendants for more than 6 guest cars. There is parking for selected vendors and handicapped adjacent to the mansion. Cottage and Gate House have their own parking.

AVAILABILITY

Our season runs from June – October. We accept a limited number of events.

ACCOMMODATIONS

Wedding parties may rent the two available houses for at least two nights. The property sleeps up to 10 guests. Each house has WiFi, full kitchen, BBQ grill, cooking and serving items, dishwasher, washer, dryer, iron and board, linens and towels, AC/fans, hairdryer, toiletries, adjacent parking and access to heated swimming pool in season.

**Tax and cleaning fees included. Holiday weekends require a three-night minimum.*

HOUSE	SLEEPS	NIGHTS	RATE	TOTAL
Cottage	5 3BRs	2	\$500	\$1,000
Gate House	5-6 3BRs	2	\$400	\$800
Pets in Cottages	1	Weekend	\$100	
Total				

THE BEST THING TO DO IS TO COME BY AND EXPERIENCE THE MAGIC IN PERSON.

To schedule an appointment, contact Dana Perry at (917) 587-5453 or email southwoodestate@gmail.com



Southwood





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