

PRIVATE ISLANDS INC.

PETRA ISLAND

LAKE MAHOPAC, NEW YORK



THE ISLAND — TERRAIN

11 ACRES • FREEHOLD
TWO FRANK LLOYD WRIGHT HOUSES

41.383°N 73.737°W

ELEVATION — SUMMIT 716 FT



THE ESTATE

At a Glance

LOCATION	Lake Mahopac, New York
ACREAGE	11 acres
MAIN HOUSE	Massaro House — 5,000 sq ft
GUEST COTTAGE	Usonian cottage — 1,200 sq ft (1950)
DOCK	Deep-water dock
HELIPAD	Private rooftop helipad

FROM WRIGHT'S 1949 PLANS

The Massaro House realises the design Wright drew in 1949 — a 78-foot cantilever over the lake, 1,500 square feet of domed skylights, and Whale Rock itself forming a wall of the entry hall.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	11 acres
SHORELINE	MAIN HOUSE
0.5 miles	5,000 sq ft
GUEST COTTAGE	SUMMIT
1,200 sq ft	716 ft
TITLE	WATERS
Freehold	Lake Mahopac

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REGION — NEW YORK

Petra Island lies in Lake Mahopac, Putnam County, about 45 miles north of Midtown Manhattan. Ownership is fee-simple freehold; New York places no restriction on foreign buyers.





THE ISLAND

A Heart of Granite

Petra is a heart-shaped island of prehistoric granite and mature spruce — a natural fortress rising from the deep water of Lake Mahopac. As a full 360-degree island it holds total visual separation from the mainland: no neighbouring rooftops, no overlooking shore, just water on every side and private beach areas along its granite edge.

WHALE ROCK

The Rock in the Room

The island's geology is part of the architecture. Whale Rock — a granite outcrop 12 feet high and 60 feet long — was written into the main residence as a foundational wall of its entry hall, so the house does not sit on the island so much as grow out of it.

THE MAIN RESIDENCE

Massaro House

Completed from the plans Frank Lloyd Wright drew in 1949, the 5,000-square-foot Massaro House is the island's centrepiece: a signature 78-foot cantilever reaching over the water, 1,500 square feet of domed skylights, and custom African mahogany built-ins throughout. Radiant floor heating and modern climate control keep it a true year-round residence.

THE GUEST COTTAGE

Wright's Own Hand, 1950

The 1,200-square-foot Usonian cottage was designed and built by Wright himself in 1950 — a certified historic structure that anchors the island's overnight program. A secondary guest home and a lakeside tea house extend capacity for family, guests and events.

THE BUSINESS

An Island That Earns

Petra operates as a premier destination for architectural tourism and exclusive corporate retreats, marketed for one-day and weekend programs. The sale includes the business infrastructure — guided tours, wellness days and corporate events — a self-sustaining revenue model built on the island's design legacy and its proximity to New York City.





THE ISLAND

Land and Water

Eleven acres of granite and spruce, ringed by deep water. Maintained walking paths cross the island to outdoor reflection zones used by its wellness programs, private beach areas sit between the rock outcrops, and a deep-water dock takes guest arrivals. From the island's high ground, the view runs out over Lake Mahopac in every direction.

KNOWN FOR

A heart-shaped granite island with two Frank Lloyd Wright dwellings — and an architectural-tourism business included in the sale.

SUMMER HIGH 83°F · WINTER LOW 17°F



GETTING THERE

Access

Arrival is by a short boat ride from the island's dedicated mainland parking and launch site in Mahopac — or by air: a private rooftop helipad puts Manhattan 15 minutes away. By road the island is about 45 miles north of Midtown, closer to the city than most weekend houses and far more private.

UTILITIES

Fully Serviced, Year-Round

The property is fully serviced for year-round operation: municipal power, high-speed internet, radiant floor heating and modern climate control support both the private residence and the on-site business.

DISTANCES — STRAIGHT LINE

Mahopac 0.8 mi · Danbury, CT 15 mi · Westchester County Airport 22 mi · New York City (Midtown) 45 mi

ROOFTOP HELIPAD • DEEP-WATER DOCK • MAINLAND LAUNCH

LOCATION

On the Map

LAKE MAHOPAC • PUTNAM COUNTY, NEW YORK



GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

PETRA ISLAND

LAKE MAHOPAC, NEW YORK

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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