

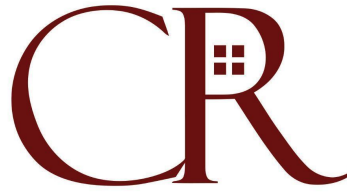
Maurice Owen-Michaane
Managing Broker & Owner

Capital Realty NY

35 Beech Tree Lane – Important Facts

- An important and valuable asset of 35 Beech Tree Lane is the nearly ½ acre buildable lot included with the property. 35 Beech Tree is comprised of 2 separate lots, each with their own Tax ID ([click here to be directed to Town records](#)).
- The separate buildable on its own, is worth \$1 million+, based on recent comps, an incredible value to extract from the overall Beech Tree property. The buildable lot provides a 1 of a kind liquid asset with which the future homeowner of Beech Tree can cash in at any time.
- **The demand for a vacant buildable lot is extremely high and developers and end-users alike are waiting in line to buy this up if it was ever available for purchase.**

35 Beech Tree Lane is a bespoke luxury property in the Estate Section of Pelham Manor. The privacy and potential of this property is unmatched.



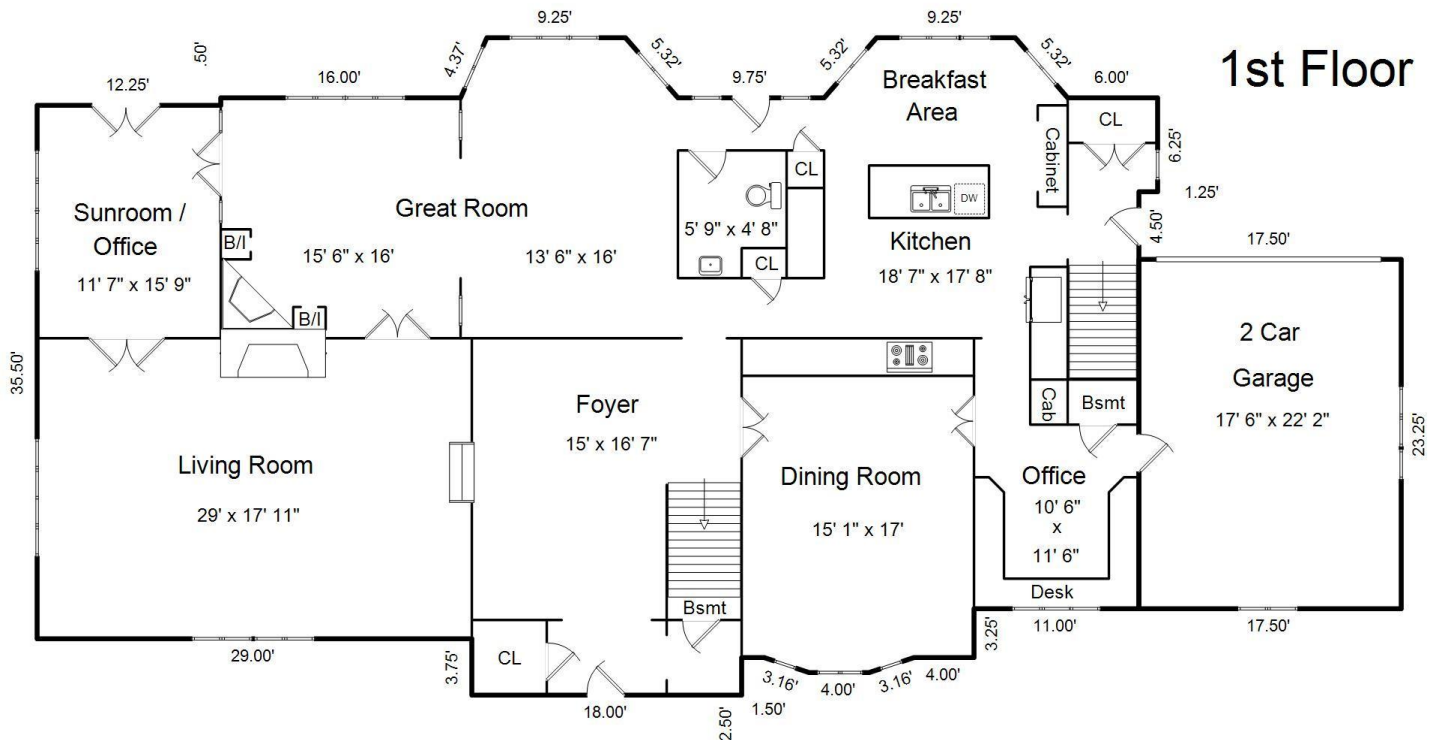
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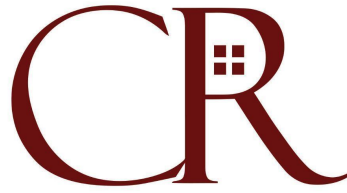
Floor Plan

1st Floor Estimated 2,818 Sq.Ft.



For more information go to: 35BeechTree.com

**FOR INFORMATIONAL PURPOSES ONLY – INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED
 FLOOR PLAN AND MEASUREMENTS PROVIDED BY LIC. NYS APPRAISER**

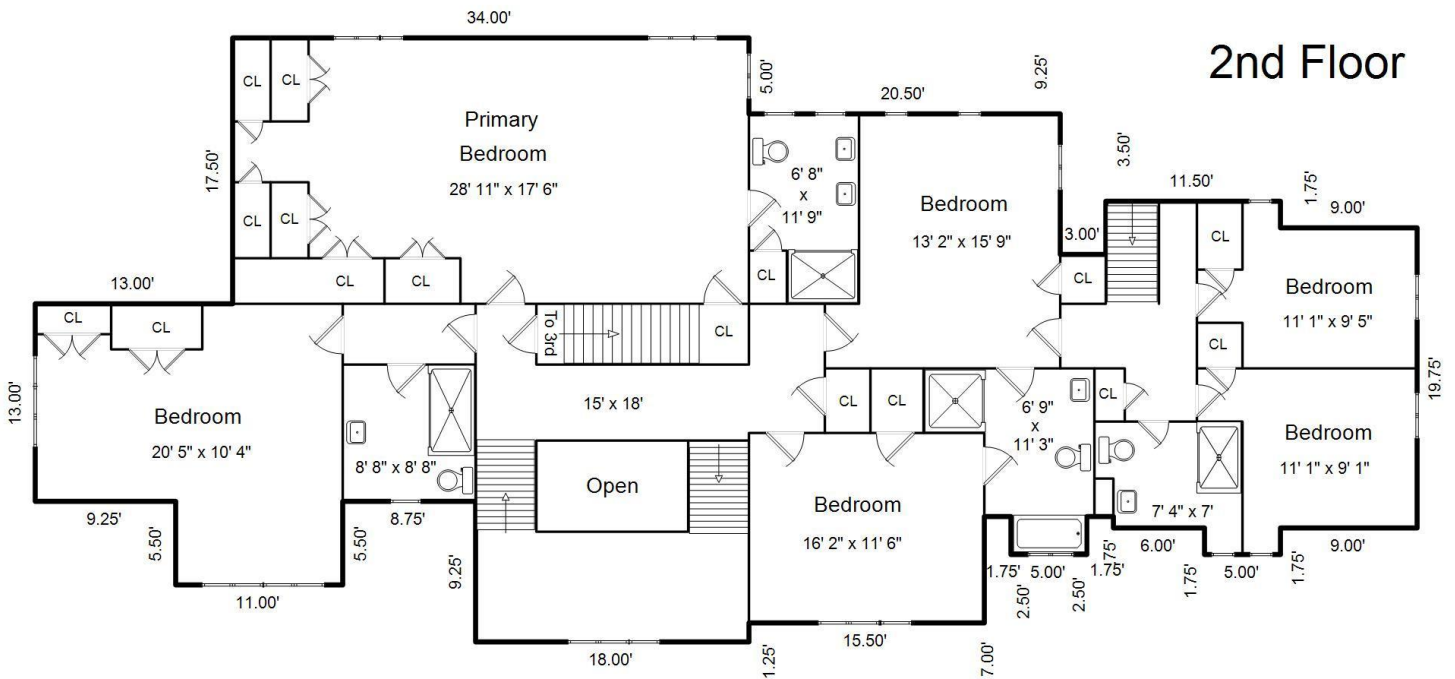


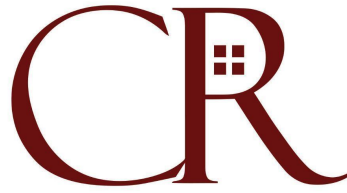
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2nd Floor Estimated 2,582 Sq.Ft.



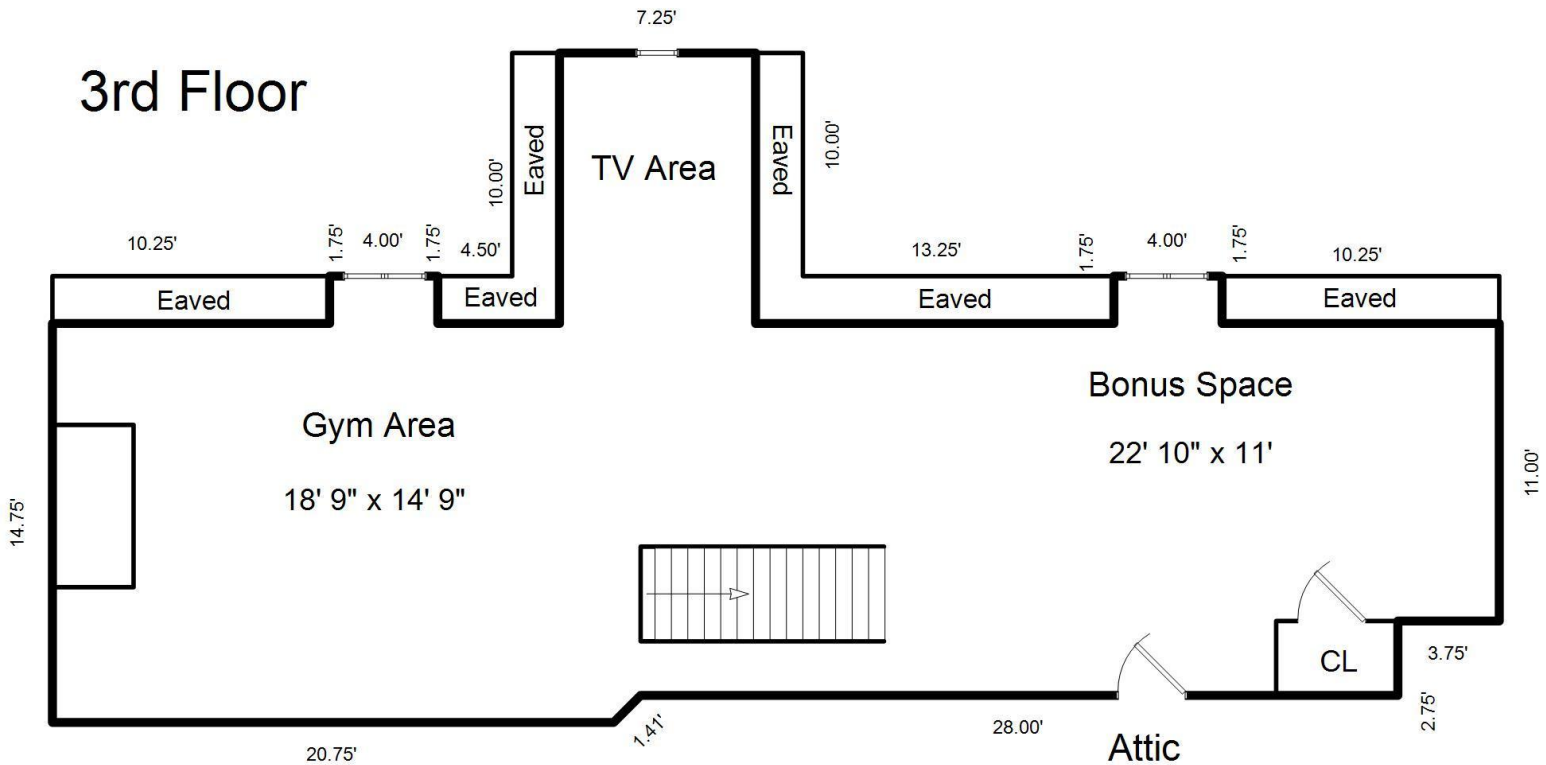


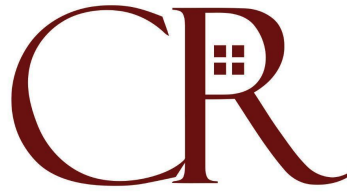
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3rd Floor Estimated 1,560 Sq.Ft.



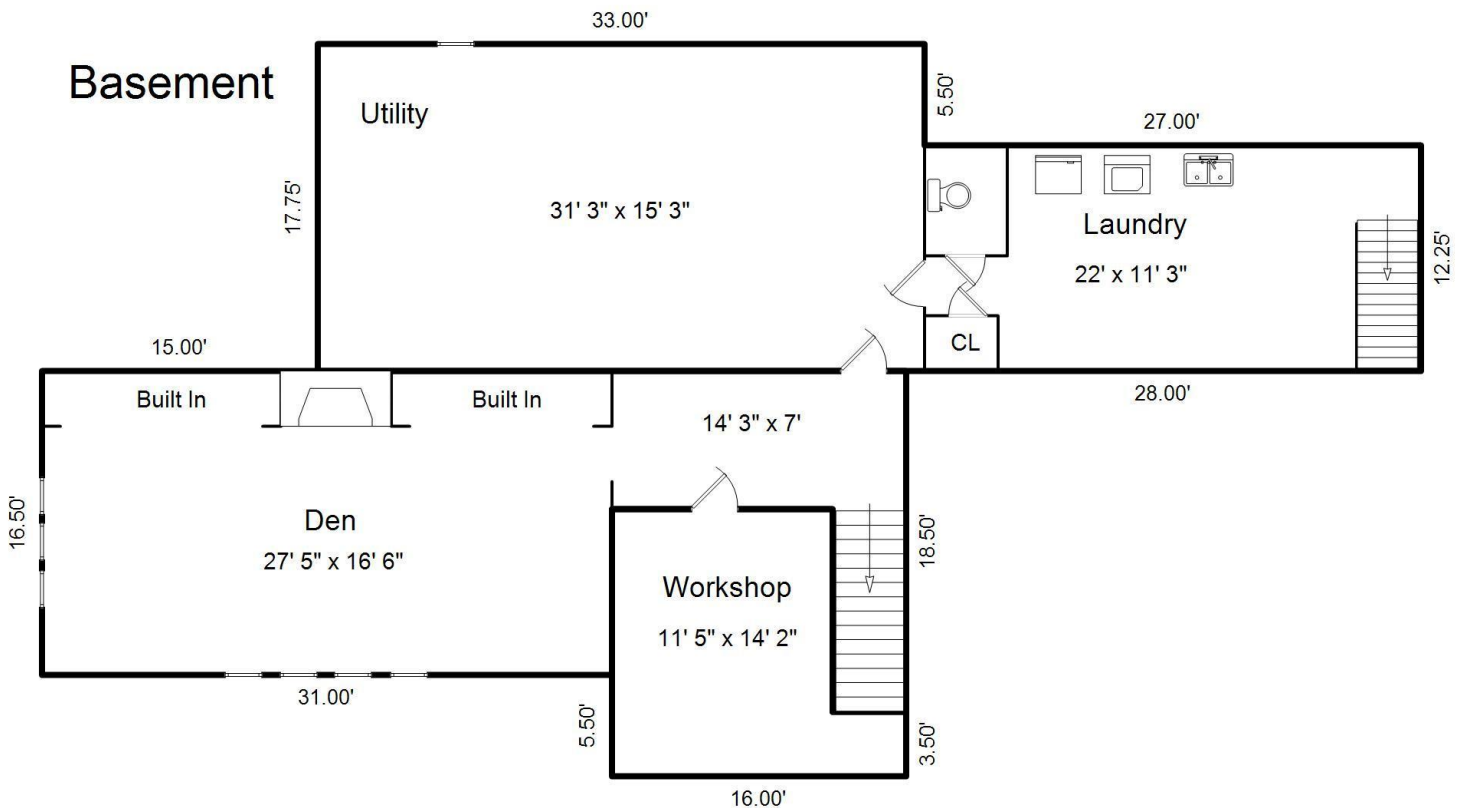


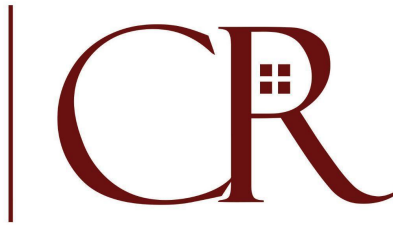
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Finished Portion of Basement Estimated 676 Sq.Ft.





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35 Beech Tree Lane – Important Facts

Special Features:

- Sound system/audio/video wiring to almost every room in the house – including the basement. Fixed speakers in kitchen (2 zones), family room, dining room, living room
- Stunning Outdoor Living
 - In-Ground Heated Pool
 - In-Ground Outdoor Spa/Hot Tub
 - Built in gas fire pit on outdoor patio
 - Built-In Outdoor Chef's Kitchen w/ Gas Line Hookup
 - Enlarged Stone Patio
- 3 working wood burning fireplaces
- Full property Irrigation system
- 3rd Floor Home Gym
- 3rd Floor Bonus Space
- Whole House Gas Powered Generator
- Electronic Dog Fence



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35 Beech Tree Lane – Important Facts

Upgrades/Renovation:

- Windows/screens in entire house including attic totally new
- Entire back patio and outdoor kitchen, all of the stonework and the outdoor shower
- Resurfaced the pool
- Master bathroom renovation, including heated floors
- 2nd ensuite bath totally renovated
- Guest bath on 2nd floor totally renovated
- 1st floor powder room totally renovated
- Entire kitchen gut renovated, including wolf range
- Breakfast area of kitchen created
- Layout of great room/family room redone, including the addition of wood crown molding, now connects back half of 1st floor with open airy feel to the kitchen
- Basement playroom and basement entirely trenched and sump pump system installed
- Tile floor installed in basement
- New boiler installed
- Hot water heater replaced
- AC added on 3rd floor
- 2 large dry wells in back yard installed patio renovated
- One large dry well in the front yard
- Exterior of the house painted in 2022