

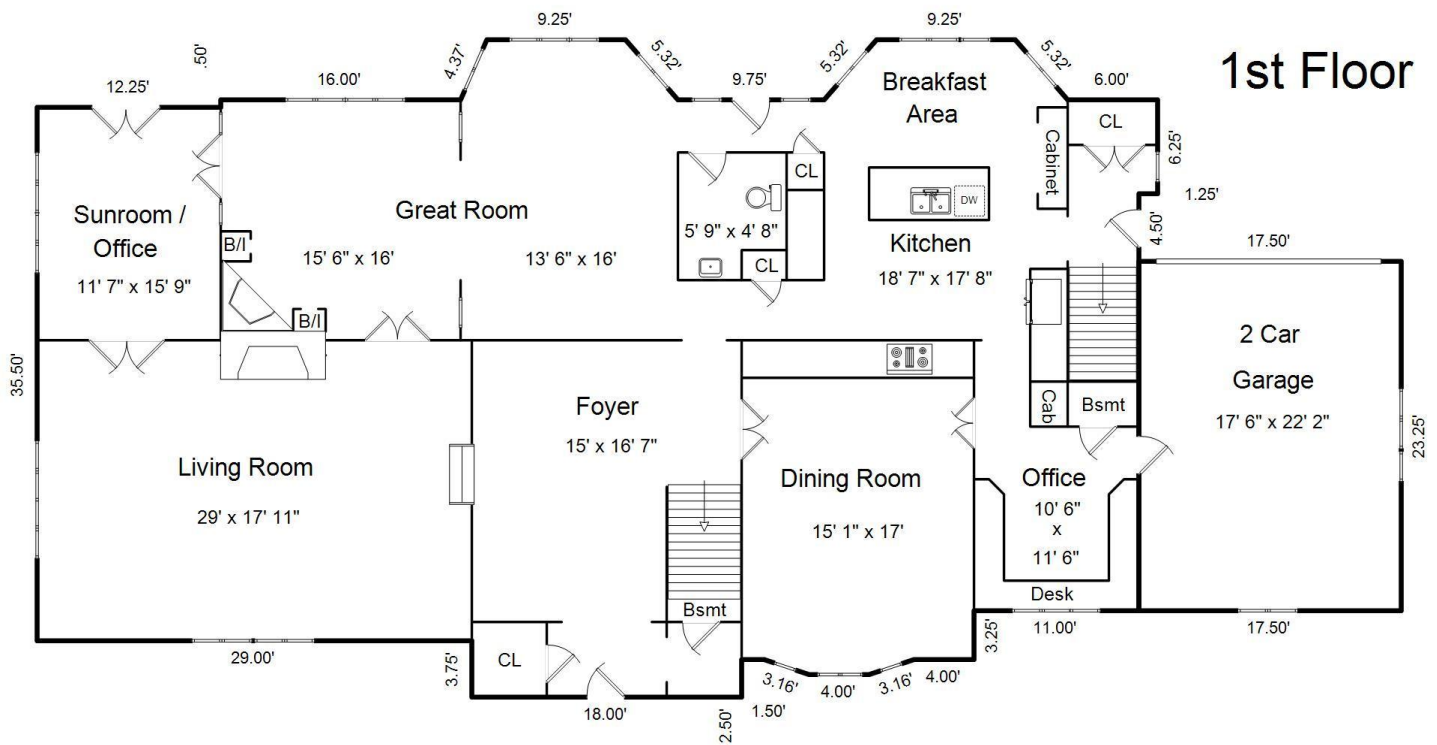
**Maurice Owen-Michaane**  
 Managing Broker & Owner

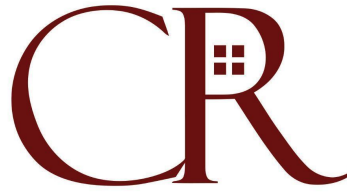
# Capital Realty NY

## 35 Beech Tree Lane – Important Facts

### Floor Plan

**1<sup>st</sup> Floor Estimated 2,818 Sq.Ft.**



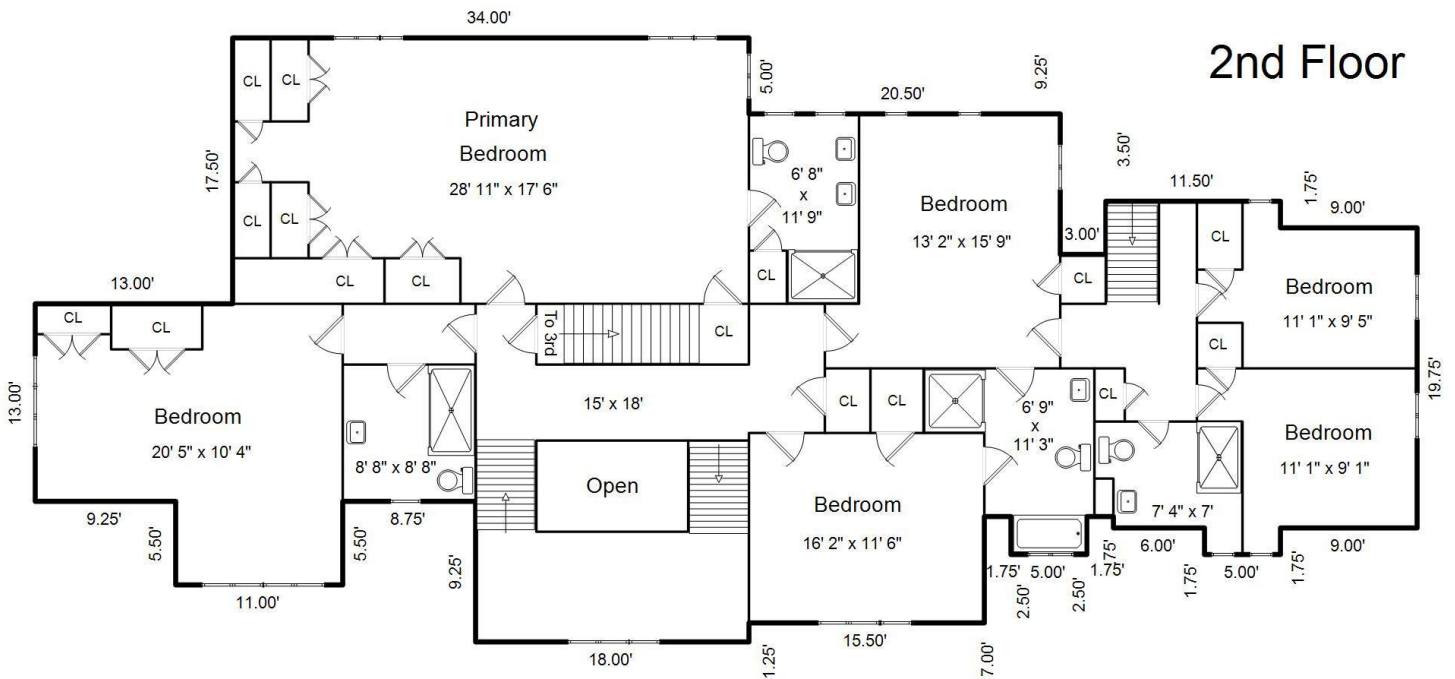


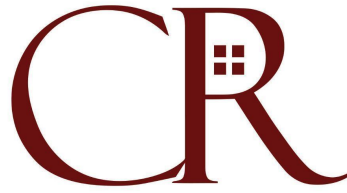
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## 35 Beech Tree Lane – Important Facts

**2nd Floor Estimated 2,582 Sq.Ft.**



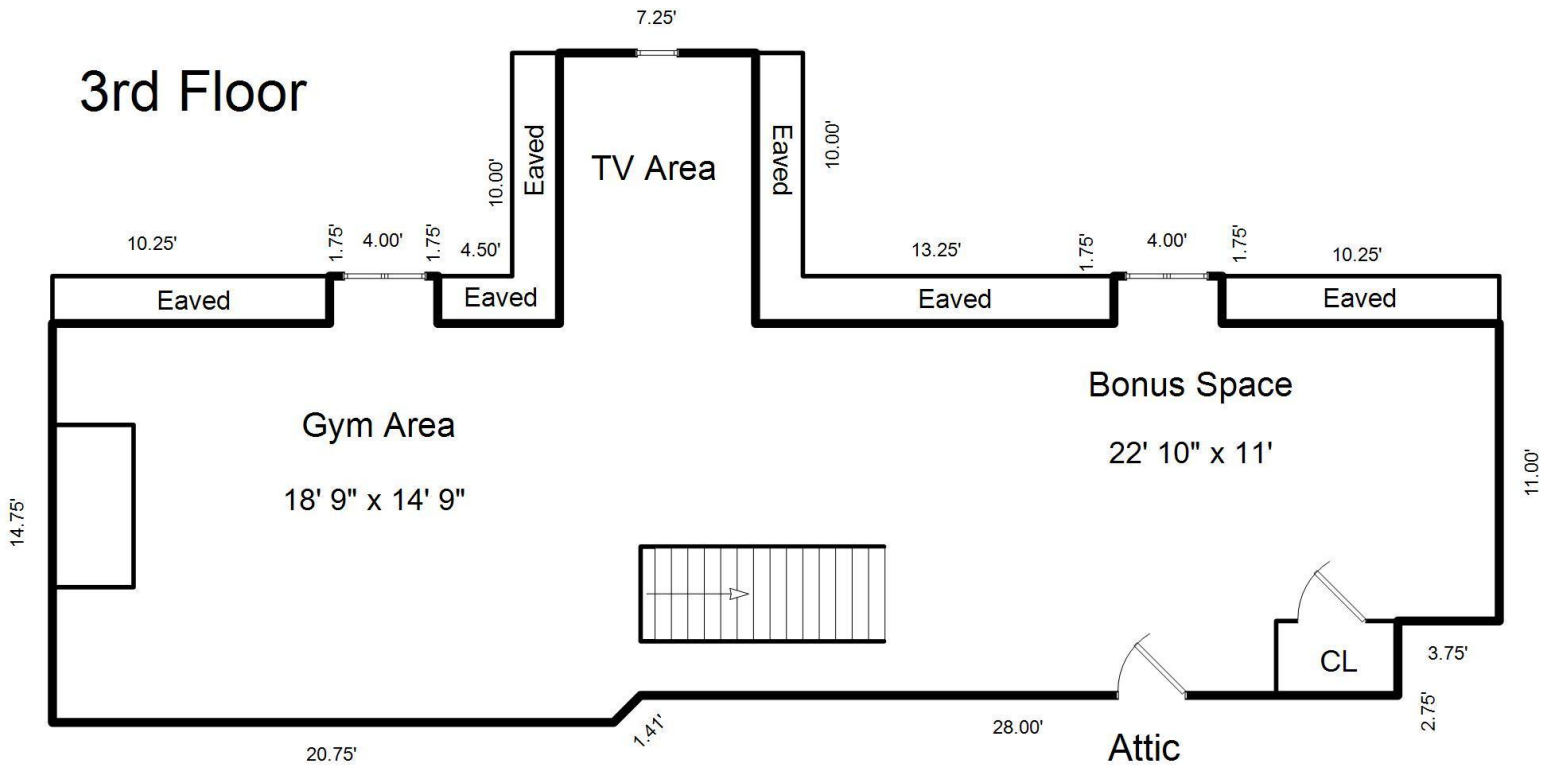


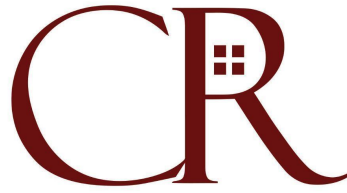
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## 35 Beech Tree Lane – Important Facts

**3rd Floor Estimated 1,560 Sq.Ft.**



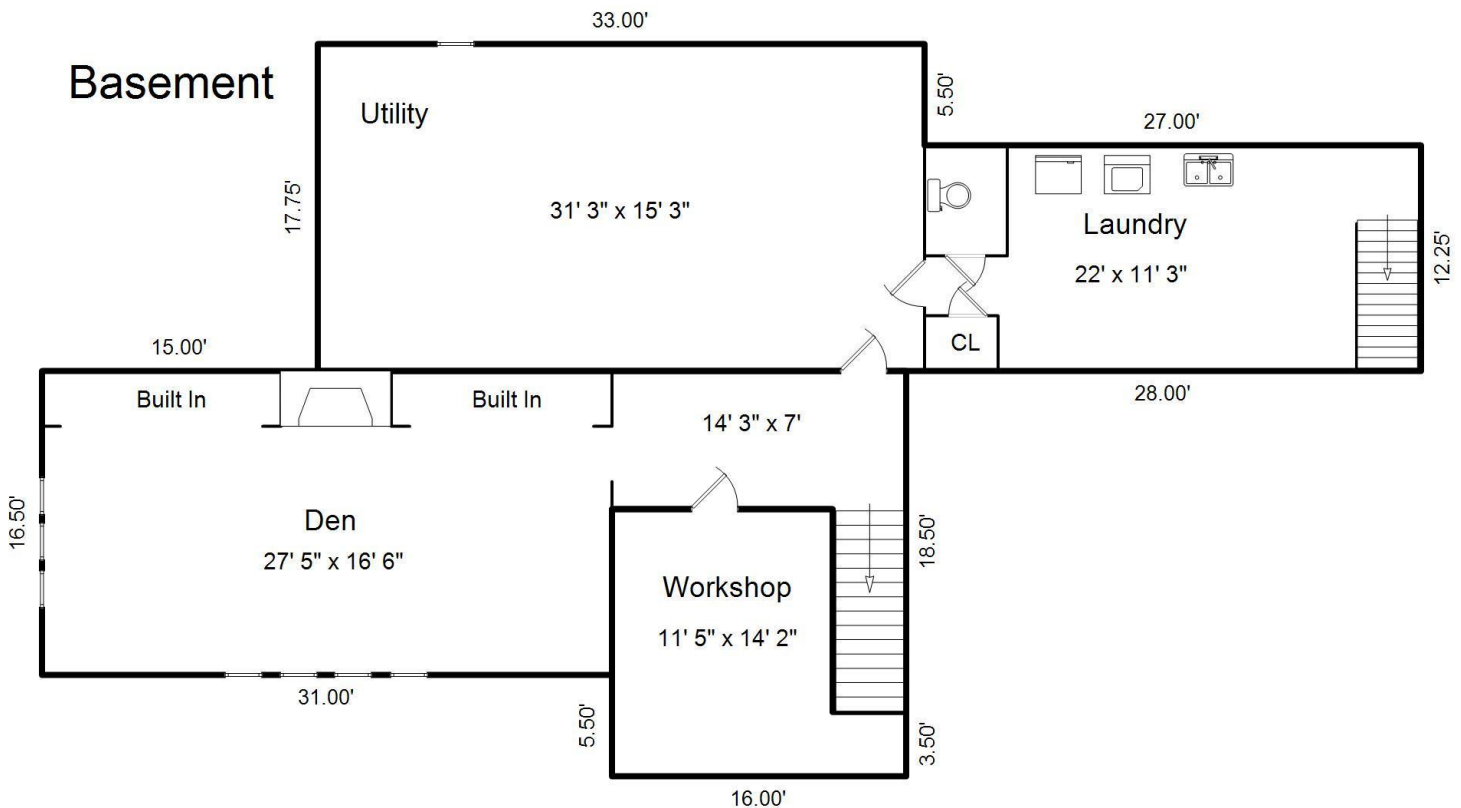


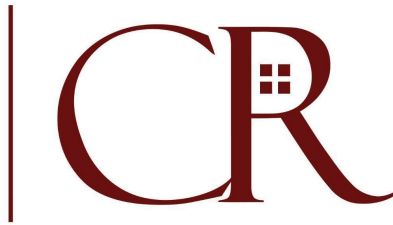
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## 35 Beech Tree Lane – Important Facts

**Finished Portion of Basement Estimated 676 Sq.Ft.**





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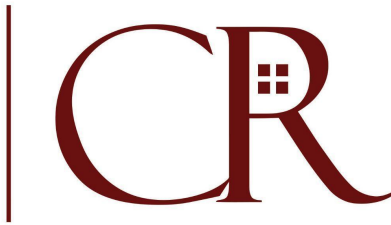
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## Capital Realty NY

### 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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Managing Broker & Owner

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## Capital Realty NY

### 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



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## Capital Realty NY

### **35 Beech Tree Lane – Important Facts**

Opportunity to also purchase adjacent vacant lot, 70 Forest, which is behind 35 Beech Tree Lane – this is your opportunity to develop your dream space with all your outdoor activities in your own backyard!!

Or, build another stunning Pelham Manor home.