

58 Young Avenue

PELHAM NEW YORK

Rare Pelhamwood Two-Family Residence | Nearly 3,000 SF | 0.3 Miles to Metro-North

A beautifully maintained legal two-family residence offering two spacious, independent homes, five bedrooms in total, substantial private parking and mature landscaping. Built circa 1920, the property combines classic proportions with major electrical, plumbing and heating systems comprehensively renovated in 2003.

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BEDROOMS	FULL BATHS	KITCHENS	LIVING ROOMS	PARKING SPACES

Versatile Living

Thoughtfully configured as two separate residences, and continue as a two-family home or **explore a future single-family conversion** - all in one of Pelham's most desirable residential neighborhoods.

Two Spacious Independent Residences

FIRST FLOOR RESIDENCE APPROX. 1,695 SF	SECOND FLOOR RESIDENCE APPROX. 1,303 SF
• Three bedrooms and two full baths • Formal living room and formal dining room • Inviting sunroom suitable for a home office or playroom • Eat-in kitchen with stainless-steel appliances, including refrigerator and dishwasher • Excellent closet space and storage • Newly refinished hardwood floors and fresh interior paint • Convenient rear access to the patio	• Two bedrooms and one full bath • Formal living room and formal dining room • Large heated sunroom suitable for an office, playroom, den or bonus room • Eat-in kitchen with stainless-steel range and Bosch dishwasher • Two walk-in eave closets • Independent residence with generous traditional room separation

LOCATION	Approximately 0.3 miles to the Pelham Metro-North station and downtown Pelham, with convenient access to schools, shops, dining and village amenities.
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A rare combination of space, income potential, parking, privacy and walkability in Pelhamwood.

Major Systems and Improvements

2003	Significant capital improvements include modernized electrical, plumbing, and gas-heating systems with integrated indirect-fired hot-water systems.
2010	Significant capital improvements include extensive hardscaping enhancements featuring the installation of granite patios and upgraded railings, as well as drainage improvements and drywell installations.
2025-2026	Basement waterproofed and repainted. Hardscaping and foundations repointed. Windows reglazed and painted, exterior painting refreshed.

Detailed Property Facts

ROOM DIMENSIONS AND KEY FEATURES

FIRST FLOOR RESIDENCE		SECOND FLOOR RESIDENCE	
Living Room	19'7" x 15'11"	Living Room	12'3" x 19'5"
Dining Room	12'3" x 19'1"	Dining Room	13'11" x 12'2"
Kitchen	12'4" x 9'4"	Kitchen	13'3" x 9'8"
Bedroom 1	15'9" x 11'3"	Bedroom 1	12'3" x 9'5"
Bedroom 2	12'1" x 11'11"	Bedroom 2	10'11" x 12'8"
Bedroom 3	8'6" x 12'6"	Sunroom / Bonus Room	12'2" x 12'1"
Full Bath	6'5" x 7'2"	Full Bath	6'3" x 9'2"
Full Bath	6'2" x 5'0"	Storage	Two walk-in eave closets

Basement Garage and Storage

LAUNDRY AND UTILITY	GARAGE AND STORAGE
Dedicated laundry room: 11'0" x 22'0", with separate washers and dryers for each residence. Utility area: 19'11" x 10'7", plus an additional 19'11" x 14'1" section.	Additional lower-level area: 11'0" x 22'10". Integrated one-car garage: 9'2" x 19'10".

Property at a Glance

• Legal two-family residence	• Approximately 55 x 99-foot lot
• 4-car parking, including a one-car garage	• Four fireplaces
• Separate energy efficient gas heating systems	• Colonial Elementary School Zone
• Waterproofed and freshly painted basement	• Surrounding patios and mature flowering plantings
• Major electrical, plumbing and energy efficient gas heating upgrades with integrated indirect-fired hot water system	• Ongoing property maintenance has kept the roof and masonry in impeccable condition.

Flexible Use

Well suited to an owner-occupant seeking rental income or an investor seeking two substantial residences. With existing staircases connecting both units, the property can also function easily as a single-family home, multigenerational residence, au pair or guest suite, or accommodate a variety of other flexible living arrangements.

Ownership and Income Potential

OWNER OCCUPANT	Live in one spacious residence while rental income from the second residence helps offset ownership costs.
IMPORTANT INFORMATION	
All square footage, dimensions, distances and lot measurements are approximate. Projected rents are estimates, not guarantees, and may be subject to applicable laws and market conditions. Buyers should independently verify measurements, permitted use, school assignment, rental assumptions, building systems and any proposed alterations.	