



A TWO-FAMILY GEM WITH
SINGLE-FAMILY POTENTIAL

58 YOUNG AVE.
PELHAM, NY



Capital Realty NY

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A TWO-FAMILY GEM WITH SINGLE-FAMILY POTENTIAL

Meticulously maintained and exceptionally versatile, this Pelham residence offers nearly 3,000 square feet of living space across two thoughtfully configured apartments, with the flexibility to continue as a two-family home or explore a future single-family conversion—all in one of Pelham's most desirable residential neighborhoods.

The home features five bedrooms, three full baths, and four fireplaces across two spacious residences. The first-floor home offers three bedrooms, two full baths, an expansive living room, a generously sized formal dining room, and a well-appointed kitchen—all flooded with natural light and complemented by abundant, flexible storage.



VERSATILE LIVING ACROSS TWO EXPANSIVE LEVELS

The equally inviting second-floor residence includes two bedrooms, a large heated sunroom suitable for an office, playroom, den, or bonus room, one full bath, separate living and dining rooms, and an eat-in kitchen with a stainless-steel range and Bosch dishwasher. Two eave spaces provide generous walk-in closet space or flexible storage options.



A substantial lower level provides a dedicated laundry room with separate washers and dryers for each residence, along with extensive utility and storage areas. An integrated one-car garage and driveway parking for three or more additional vehicles add convenience.

The property has benefited from substantial capital upgrades, including modernized electrical, plumbing, and gas-heating systems with integrated indirect-fired hot-water systems; extensive bluestone-to-granite hardscape enhancements; and, most recently, a waterproofed and repainted basement, complemented by comprehensive repointing of the hardscape and foundations. Extensive lower-level utility and storage spaces further enhance the property's functionality.

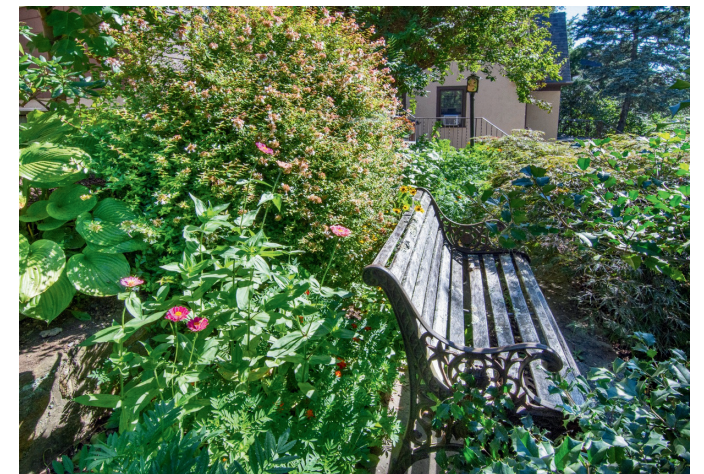


A PRIVATE RETREAT

Multiple outdoor areas extend the home's living space and enhance its sense of privacy. Surrounded by mature landscaping and colorful plantings, the garden patios offer a peaceful setting for outdoor dining, entertaining, or quiet relaxation.

Timeless architectural character, beautifully maintained interiors, and an adaptable floor plan make 58 Young Avenue a truly special Pelham offering.

A perfect walk-to-all location, 58 Young Avenue is approximately 0.3 miles from the Pelham Metro-North station and downtown Pelham, with convenient access to schools, shops, restaurants, parks and village amenities.



58 YOUNG AVE.
PELHAM, NY



DISCOVER THE TOWN OF PELHAM

The Town of Pelham offers a rare blend of small-town warmth and exceptional convenience, just a short train ride from Manhattan. With charming shops and restaurants, beautiful parks, community activities and walkable neighborhoods with sidewalks throughout, Pelham provides an extraordinary place to live, connect and call home.



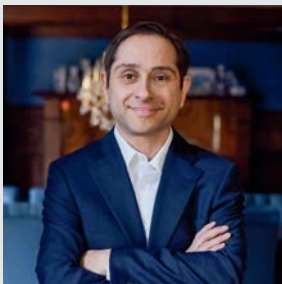
THE JOY OF LIVING IN PELHAM

- Minutes from the Pelham Country Club and Golf Course and NYAC Travers Island
- Community tennis courts, running track and other athletic facilities
- Approximately 25-minute commute to Grand Central via Metro-North
- Seasonal Pelham Farmers' Market
- Town recreation programs and activities for all ages



PELHAM UNION FREE SCHOOL DISTRICT

The Pelham Union Free School District offers a broad range of academic programs and resources, including the International Baccalaureate Diploma Programme and honors coursework. Colonial Elementary School, pictured to the left, is the neighborhood elementary school serving 58 Young Avenue.



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