



35 Harding Street
Pearl River, NY 10965
For Sale: \$728,800

Type:	Single Family
MLS#:	851236
Square Footage:	2,350
Taxes:	\$15,802
Year Built:	1955

Rare Opportunity!! This English-Style Cape Home with Bonus Cottage – A Unique Dual-Living Opportunity! It is literally 2 house's with separate entrances Welcome to this rare and versatile property—a charming English-style Cape home paired with a full additional cottage, creating a true two-home estate! Each residence has its own private entrance, yet they are thoughtfully connected by a breezeway through the garage, which includes a workshop. This setup is ideal for multi-generational living or a private home office. The main home features 3 bedrooms and 2 full bathrooms. Step inside to an open floor plan filled with character—exposed wood beams in the living room, a seamless flow into the dining area, and a spacious kitchen with sliding doors to the backyard. The first floor includes a bedroom and full bath, while the second floor offers two additional bedrooms, another full bath, and a bonus sitting room with plenty of closet space. A full, unfinished basement provides a laundry area and ample storage. The bonus cottage is just as impressive, with its own entrance, open layout, and gas fireplace in the living room. The dining area and kitchen are spacious and welcoming. Upstairs, you'll find a large bedroom with double closets and an ensuite bath. The cottage also includes its own laundry room, radiant heat on the main floor, and a second heating system for year-round comfort. Additional highlights include a paver driveway, skylights, a French drain system in the basement, and a 2-car attached garage. Located in the sought-after Pearl River School District, this home is just a short stroll to vibrant downtown Pearl River, filled with shops, restaurants, coffee spots, parks, and town pools. With close proximity to the New Jersey border, public transit, and major highways, commuting is a breeze. A must-see property offering endless possibilities—live, work, and host all in one place!

Listing Details

Asking Price: \$728,800	Taxes: \$15,802	Status: Active
Type: Single Family	MLS ID: 851236	Last Update: 4/30/2025
Added: 10 Day(s) Ago		

Property Details

Address: 35 Harding Street	City: Pearl River	State: NY
Zip: 10965	County: Rockland	Square Footage: 2,350
Total Bedrooms: 4	Total Bathrooms: 4 full	Total Rooms: 9
Fireplaces: 1	Home Style: Cape Cod	Attic: None
Basement: Full	Siding: Shingle Siding	Year Built: 1955

Location Details

Lot Size: 0.5 Acres	Lot Description: Near Public Transit, Near	Driveway: Attached
Water Front: No	Water Access: No	

School Details

School District: Pearl River	Elementary School: Lincoln Avenue	Middle School: Pearl River
High School: Pearl River		

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
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