



109 W Park Avenue
 Pearl River, NY 10965
 For Sale: \$1,600,000

Type:	Single Family
MLS#:	996824
Square Footage:	3,009
Taxes:	\$18,786
Year Built:	1926

Perched into the hillside overlooking Pearl River, this exceptional, one-of-a-kind property offers a rare blend of ultra-luxury living, income potential, and long-term upside. Featuring two fully renovated single-family homes on one expansive lot - this is a true lifestyle investment with unmatched versatility. The main residence is a showpiece - designed to impress, while remaining warm and functional. Offering 3 bedrooms and 2.5 bathrooms, the home is flooded with natural light through oversized windows, accentuating high ceilings, new hardwood floors, and refined finishes throughout. The chef-inspired kitchen is outfitted with heated floors, high-end finishes, and custom accent lighting, flowing seamlessly into an elegant dining room, a sophisticated living room with a stone fireplace and dry bar, and a bright, versatile sunroom that can easily serve as a home office. Upstairs features three spacious bedrooms, two full bathrooms – one with a steam shower, and a convenient laundry room closet. A private balcony provides the perfect vantage point for sunrise coffee or sunset unwinding. The fully finished lower level basement expands your options with a second laundry area, workshop, storage, and an open layout ready to adapt to your vision - home gym, playroom, office, media room, or more. This home is as efficient as it is beautiful, featuring new Andersen windows throughout, spray foam insulation, and high-efficiency AC and boiler systems - keeping you cool in the summer and warm all winter long. Step outside to over half an acre of professionally landscaped grounds. Enjoy a Trex deck, tiered retaining walls, curated gardens, and a private hot tub retreat - all surrounded by lush greenery for ultimate privacy. Tucked away on the same property, the cottage offers its own private oasis and serious value-add potential. With separated parking, fenced yard, paver patio, and privacy hedging, it lives like an entirely independent residence. Inside, you'll find cathedral ceilings, a loft-style layout, new tile flooring, updated kitchen and bath, sunroom, in-unit laundry - and a charming natural wood-burning fireplace that anchors the space with warmth and character. Whether you're looking to offset your mortgage, accommodate extended living, or secure a high-demand rental, the possibilities here are endless. Located just minutes from downtown Pearl River - with its Blue Ribbon school system, vibrant restaurants, shops, farmers markets, and easy access to bus and train - this is truly the best opportunity the area has to offer. Exceptional - Flexible - Valuable - This is Pearl River at its absolute finest.

Listing Details

Asking Price: \$1,600,000	Taxes: \$18,786	Status: Active
Type: Single Family	MLS ID: 996824	Last Update: 5/9/2026
Added: 38 Day(s) Ago		

Property Details

Address: 109 W Park Avenue	City: Pearl River	State: NY
Zip: 10965	County: Rockland	Square Footage: 3,009
Total Bedrooms: 4	Total Bathrooms: 3 full, 1 half	Total Rooms: 17
Fireplaces: 2	Home Style: Colonial	Attic: Full
Basement: Bilco Door(s)	Siding: Foam Insulation	Year Built: 1926

Location Details

Lot Size: 0.58 Acres	Driveway: Off Street	Water Front: No
Water Access: No		

School Details

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