



**89 The Esplanade**  
**New Rochelle, NY 10804**  
**For Sale: \$1,149,999**

Type:	Single Family
MLS#:	1008607
Square Footage:	5,586
Year Built:	1912

A rare and unbelievable Opportunity in a coveted location — this is one you do not want to miss. Bring Your Vision and transform this expansive residence into the home of your dreams in one of the area's most desirable locations. Located in the coveted, tree-lined "Beechmont Estates" neighborhood of New Rochelle, this French Provincial home is set on a beautiful, level half-acre property and offers exceptional potential. \*\*Approved architectural plans and a Building Permit for a 6 Bedroom, 4.5 Bath home are available for your review, offering a head start on creating something truly special. Roof installed in 2023. Ideally situated just minutes from shops, restaurants, and Metro-North. This rare offering combines timeless charm, premier location, and endless possibilities. Bring your contractor! House to be sold in "as is" condition.

**Listing Details**

Asking Price: \$1,149,999	Status: Active	Type: Single Family
MLS ID: 1008607	Last Update: 6/27/2026	Added: 25 Day(s) Ago

**Property Details**

Address: 89 The Esplanade	City: New Rochelle	State: NY
Zip: 10804	County: Westchester	Square Footage: 5,586
Total Bedrooms: 6	Total Bathrooms: 4 full, 1 half	Total Rooms: 12
Home Style: Farm House	Attic: Dormer	Basement: Unfinished
Siding: Stone	Year Built: 1912	

**Location Details**

Lot Size: 0.44 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

**School Details**

School District: New Rochelle	Elementary School: William B Ward	Middle School: Albert Leonard
High School: New Rochelle		

**Heating, Cooling, & Utility Details**

Heat Type: None	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: None		

**Broker Details**

Newman Realty Inc	German Nielsen
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