



72 Orchard Avenue

Rye, NY 10580

For Sale: \$2,595,000

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 1057152       |
| Square Footage: | 2,921         |
| Year Built:     | 1909          |

Situated in the heart of downtown Rye, this beautifully renovated 2026 home by Paul Varsames Development is ready for its first occupants. Offering four bedrooms and four-and-a-half bathrooms, the home features an entry foyer, gourmet eat-in kitchen, living room with a gas fireplace, study or office, powder room and mudroom on the first floor. Upstairs, the primary suite includes two closets and a luxurious bath. An additional en-suite bedroom, a third bedroom with access to a full bath, and a laundry room complete the second floor. The finished lower level offers a fourth bedroom, full bath, wet bar and den, with a walkout to the bluestone patio. A whole-house generator adds peace of mind. Within walking distance of the Metro-North station, local schools, shops, restaurants and a short distance to Rye Beach. This home presents a premier opportunity for buyers seeking a turnkey lifestyle in a prime Westchester location.

### Listing Details

|                           |                        |                     |
|---------------------------|------------------------|---------------------|
| Asking Price: \$2,595,000 | Status: Active         | Type: Single Family |
| MLS ID: 1057152           | Last Update: 10/1/2026 | Added: 2 Day(s) Ago |

### Property Details

|                            |                                 |                       |
|----------------------------|---------------------------------|-----------------------|
| Address: 72 Orchard Avenue | City: Rye                       | State: NY             |
| Zip: 10580                 | County: Westchester             | Square Footage: 2,921 |
| Total Bedrooms: 4          | Total Bathrooms: 4 full, 1 half | Total Rooms: 10       |
| Home Style: Colonial       | Attic: Full                     | Basement: Finished    |
| Siding: HardiPlank Type    | Year Built: 1909                |                       |

### Location Details

|                        |                                         |                    |
|------------------------|-----------------------------------------|--------------------|
| Lot Size: 0.1549 Acres | Lot Description: Back Yard, Front Yard, | Driveway: Driveway |
| Water Front: No        | Water Access: No                        |                    |

### School Details

|                      |                           |                    |
|----------------------|---------------------------|--------------------|
| School District: Rye | Elementary School: Osborn | Middle School: Rye |
| High School: Rye     |                           |                    |

### Heating, Cooling, & Utility Details

|                               |                    |                          |
|-------------------------------|--------------------|--------------------------|
| Heat Type: Hydro Air          | Water Type: Public | Sewer Type: Public Sewer |
| Air Conditioning: Central Air |                    |                          |

### Broker Details

|                                |                 |                  |
|--------------------------------|-----------------|------------------|
| Julia B Fee Sothebys Int. Rlty | Sandra Cappucci | Monique Varsames |
|--------------------------------|-----------------|------------------|