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132 Park Lane, West Harrison, NY
10604



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132 Park Lane
July 25, 2022



★ 132 Park Lane, West Harrison, NY 10604

Beds	Bath	SQFT	Living Area	Lot Size
3	4	2,792	2,792 SqFt	1.02 Acres

Listing Detail

Living Area 2,792 SqFt

County Westchester

Elementary School Purchase

Property Type Single-Family

Tax Amount \$17,000

Middle School LMK

Land Tenure United States

Tax Year 2022

High School Harrison

Year Built 1956

School District Harrison

Features

Garage 2, Yes

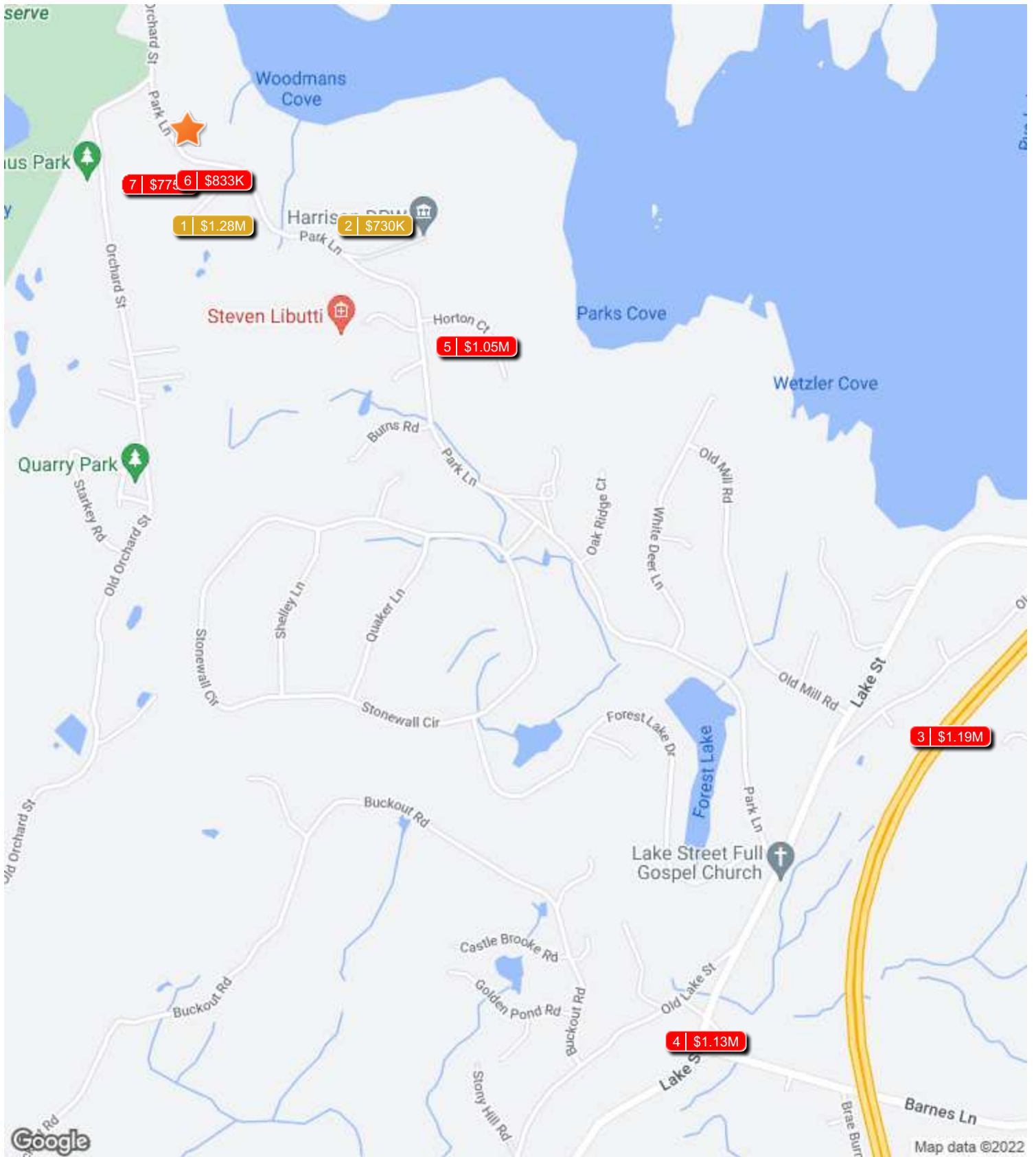
Fireplace 1

Bathroom Details Full Bath 2,
Half Bath 2

Basement Yes

Pool No

All information provided is deemed reliable but is not guaranteed and should be independently verified.



█ Pending Properties █ Sold Properties

All information provided is deemed reliable but is not guaranteed and should be independently verified.

	Address	Price	Beds	Baths	Days	SQFT	\$/SQFT
★	 132 Park Lane West Harrison, NY 10604	\$900,000	3	4	–	2,792	\$322
1.	 11 Indian Hill Road West Harrison, NY 10604	\$1,280,000	4	4	37	3,792	\$338
2.	 108 Park Lane Harrison, NY 10604	\$729,995	4	3	11	2,400	\$304
3.	 251 Old Lake Street West Harrison, NY 10604	\$1,190,000	4	4	47	3,658	\$325
4.	 111 Old Lake Street West Harrison, NY 10604	\$1,125,000	4	3	17	2,500	\$450
5.	 86 Park Lane West Harrison, NY 10604	\$1,050,000	3	3	238	3,677	\$286
6.	 129 Park Lane West Harrison, NY 10604	\$833,000	5	5	181	2,800	\$298
7.	 1568 Old Orchard Street West Harrison, NY 10604	\$775,000	3	3	33	2,100	\$369

All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Living Area	Lot Size
4	4	3,792	3,792 SqFt	1.15 Acres

PENDING

\$1,280,000

List Price: \$1,280,000

Days: 37

Original List Price: \$1,380,000

\$/SQFT: \$338

Listing Courtesy of: ONEKEY

Comparable #1

11 Indian Hill Road, West Harrison, NY 10604

Listing Detail

Property Type: Residential

School District: Harrison

Building Style: Colonial

Elementary School: Purchase School

Year Built: 1966

Middle School: Louis M Klein Middle School

County: Westchester County

High School: Harrison High School

Tax Amount: \$20,292

MLS #: H6191363

Features

Basement: Finished, Walk-Out Access, Full

Heat: Oil, Baseboard, Central Air

Garage: 2

Floors: Hardwood

Parking: Driveway, Attached, 2 Car Attached

View: Panoramic

Fireplace: 1

Bathroom Details: Full Bath 3, Half Bath 1

Senior Community: No

All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Living Area	Lot Size
4	4	3,792	3,792 SqFt	1.15 Acres

PENDING

\$1,280,000

List Price: \$1,280,000

Days: 37

Original List Price: \$1,380,000

\$/SQFT: \$338

Listing Courtesy of: ONEKEY

Comparable #1

11 Indian Hill Road, West Harrison, NY 10604

Remarks

Pristine colonial nestled on private, serene, acre lot on cul-de-sac. Formal living room, formal dining room and bright, beautiful eat-in-kitchen with breakfast area, stainless steel appliances, stone countertops, radiant heated flooring and sliders to sunny deck with lovely wooded views. First floor den/office, powder room and laundry/pantry/mudroom provides access to ample two car garage and circular driveway. Second floor boasts large master suite with bath, walk in closets, three additional spacious bedrooms and full hall bath. Enjoy your lower level family room and summer kitchen designed for recreation with full bath and walkout access to your private expansive, manicured yard. The tranquil parklike setting complementing this freshly painted home's elegance, is ideal for relaxing or entertaining and is designed for the discerning buyer. Minutes from Meadows Country Club, town pool, Cranberry Lake Preserve, and convenient to Westchester Airport, train, and major highways.



Beds	Bath	SQFT	Living Area
4	3	2,400	2,400 SqFt

PENDING

\$729,995

List Price: \$729,995

Days: 11

Original List Price: \$750,000

\$/SQFT: \$304

Listing Courtesy of: ONEKEY

Comparable #2

108 Park Lane, Harrison, NY 10604

Listing Detail

Property Type: Residential

School District: Harrison

Building Style: Ranch

Elementary School: Purchase School

Year Built: 1960

Middle School: Louis M Klein Middle School

County: Westchester County

High School: Harrison High School

Tax Amount: \$16,471

MLS #: H6187132

Features

Basement: Finished

Fireplace: 2

Garage: 2

Heat: Oil, Forced Air, Central Air

Parking: Attached, 2 Car Attached

Bathroom Details: Full Bath 3

Senior Community: No

Remarks

Best and Final Offer by 5/30 5pm Priced to sell!! This home will not last considering the very low inventory in the area. Located in the prime location of West Harrison. Beautiful 4 bedroom, 3 bathroom home located within the Harrison school district. The home includes two fireplaces, a full basement, and an attic. It also features a sunroom, a two-car garage, and a great amount of outdoor space. The property has only ever had one owner and needs some updates and repairs but has great potential. This home sits on an acre of land. Near restaurants, bars, grocery stores, and shopping centers. Less than 45-minute commute to NYC via North White Plains Train 10 Minutes to Purchase, Greenwich, Armonk, White Plains, Valhalla, and Westchester Airport. Also less than 10 minutes away from several bus stops in neighboring towns. *Information Believed Accurate But Not Warranted*



Beds	Bath	SQFT	Living Area	Lot Size
4	4	3,658	3,658 SqFt	1 Acres

SOLD

\$1,190,000

List Price: \$1,247,000

Days: 47

Sold Date: 12/01/2021

Original List Price: \$1,247,000

Original Sold Price: \$1,190,000

% of List Price: 95%

\$/SQFT: \$325

Listing Courtesy of: ONEKEY

Comparable #3

251 Old Lake Street, West Harrison, NY 10604

Listing Detail

Property Type: Residential

MLS #: H6138979

Building Style: Ranch, Contemporary

School District: Harrison

Year Built: 1990

Elementary School: Purchase School

County: Westchester County

Middle School: Louis M Klein Middle School

Tax Amount: \$24,219

High School: Harrison High School

Features

Basement: Finished, Full, Walk-Out Access

Heat: Oil, Other, Energy Star Qualified Equipment, Hydro Air, Central Air

Garage: 3

Floors: Hardwood, Wall to Wall Carpet

Parking: Attached, 3 Car Attached, Driveway, Tandem

Bathroom Details: Full Bath 2, Half Bath 2

Fireplace: 1

Senior Community: No



Comparable #3

251 Old Lake Street, West Harrison, NY 10604

Remarks

Prominently situated at the end of a lengthy gated drive, this spectacular, modern dwelling dazzles at every turn, from the lush, verdant lawns to the meticulously maintained flowing interiors. Across the threshold, the eyes are naturally drawn upwards and the breath is whisked away by a towering cathedral ceiling and cascades of natural light. Underfoot, hardwood floors gleam and journey to the living room where a wall of striking, decorative windows commands attention and erases the lines between indoors and out, as a fireplace ushers notes of warmth. The dining room is intimate and airy with glass doors to a broad stone patio and spacious yard, and the kitchen is a chef's paradise with bespoke cabinetry, granite counters, topnotch stainless-steel appliances, and easy flow to a sunny breakfast area. The family room is open and inviting with vaulted ceiling, spa-like powder room, and companion sunroom/ playroom boasting glorious surrounding windows and door out to the patio. The master bedroom suite is an enviable private oasis with dual walk-in closets and a sparkling marble bath with soaking tub. Two additional bedrooms, an office/bedroom with glass patio doors, hall bath, and laundry complete the main floor appeal, while the lower level features ample multi-function areas, pleasing au pair space, and three-car garage. Cooled by central air, graciously set back from the road, and enjoying access to sought-after Harrison schools, this is a remarkable opportunity for luxurious, retreat-like living within reach of every amenity and convenience.

SOLD

\$1,190,000

List Price: \$1,247,000

Days: 47

Sold Date: 12/01/2021

Original List Price: \$1,247,000

Original Sold Price: \$1,190,000

% of List Price: 95%

\$/SQFT: \$325

Listing Courtesy of: ONEKEY



Beds	Bath	SQFT	Living Area	Lot Size
4	3	2,500	2,500 SqFt	0.99 Acres

SOLD

\$1,125,000

List Price: \$1,100,000

Days: 17

Sold Date: 05/26/2022

Original List Price: \$1,100,000

Original Sold Price: \$1,125,000

% of List Price: 102%

\$/SQFT: \$450

Listing Courtesy of: ONEKEY

Comparable #4

111 Old Lake Street, West Harrison, NY 10604

Listing Detail

Property Type: Residential

School District: Harrison

Building Style: Ranch

Elementary School: Purchase School

Year Built: 1967

Middle School: Louis M Klein Middle School

County: Westchester County

High School: Harrison High School

Tax Amount: \$14,850

MLS #: H6169547

Features

Basement: Finished, Walk-Out Access

Floors: Hardwood

Garage: 2

Pool: Inground Pool

Parking: Attached, 2 Car Attached

Bathroom Details: Full Bath 3

Heat: Oil, Baseboard, Central Air

Senior Community: No

Remarks

Country living in the Heart of West Harrison. Fabulous opportunity to own this completely well kept ranch, located on a private lane with picturesque wooded views and in-ground pool. This 4 bedroom, 3 bath home offers stainless steel appliances, quartz countertops, stainless steel sink, and private deck with scenic views. Open concept living room / dining area with high ceilings, sliders out to the large deck, the original hardwood floors have been meticulously refinished. 3 generous sized bedrooms with 2 full bath completes the first floor. Second floor offers an en suite master bedroom, 2 additional bedrooms, full bath with beautiful modern finishes. Central A/C throughout. This home is the quintessential year round home or the perfect weekend retreat. Large driveway with 2 car garage is perfect. Purchase School/Purchase Community House. 30 min from NYC. CALL TODAY!



Beds	Bath	SQFT	Living Area	Lot Size
3	3	3,677	3,677 SqFt	1 Acres

SOLD

\$1,050,000

List Price: \$1,195,000

Days: 238

Sold Date: 08/19/2021

Original List Price: \$1,295,000

Original Sold Price: \$1,050,000

% of List Price: 88%

\$/SQFT: \$286

Listing Courtesy of: ONEKEY

Comparable #5

86 Park Lane, West Harrison, NY 10604

Listing Detail

Property Type: Residential

School District: Harrison

Building Style: Contemporary

Elementary School: Purchase School

Year Built: 1982

Middle School: Louis M Klein Middle School

County: Westchester County

High School: Harrison High School

Tax Amount: \$27,000

MLS #: H6061666

Features

Basement: Unfinished, Full

Floors: Hardwood

Garage: 3

Pool: Inground Pool

Parking: Attached, 3 Car Attached

Bathroom Details: Full Bath 2, Half Bath 1

Fireplace: 2

Senior Community: No

Heat: Oil, Baseboard, Propane, Hot Water, Central Air

Remarks

Corner 1 acre beautifully Landscaped lot with Custom Designed Contemporary home on beautiful Park Lane, West Harrison NY neighborhood. Enter the Double Door Entry way into a large open foyer and two story Grand Living Room with floor to ceiling stone fireplace while walking out the sliding glass doors and entertaining in the open Trex deck with an In Ground Gunite pool, hot tub and cabana. Enjoy the 3 Bedroom 2 and a half bathroom home. The house has a 3 car garage and several extra amenities such as energy efficient -6 zone heating, tankless hot water heater, personal Con Edison transformer, roof ice coils, security system.



Comparable #6

129 Park Lane, West Harrison, NY 10604

Listing Detail

Property Type: Residential

MLS #: H6122462

Building Style: Mid Century Modern

School District: Harrison

Year Built: 1962

Elementary School: Purchase School

County: Westchester County

Middle School: Louis M Klein Middle School

Tax Amount: \$22,799

High School: Harrison High School

SOLD

\$833,000

List Price: \$899,000

Days: 181

Sold Date: 02/16/2022

Original List Price: \$1,049,000

Original Sold Price: \$833,000

% of List Price: 93%

\$/SQFT: \$298

Listing Courtesy of: ONEKEY

Features

Basement: Finished, Full, Walk-Out Access

Floors: Wall to Wall Carpet

Garage: 0

Pool: Inground Pool

Parking: Carport

Bathroom Details: Full Bath 3, Half Bath 2

Heat: Oil, Baseboard, Window Unit(s)

Senior Community: No

All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Living Area	Lot Size
5	5	2,800	2,800 SqFt	1.01 Acres

SOLD

\$833,000

List Price: \$899,000

Days: 181

Sold Date: 02/16/2022

Original List Price: \$1,049,000

Original Sold Price: \$833,000

% of List Price: 93%

\$/SQFT: \$298

Listing Courtesy of: ONEKEY

Comparable #6

129 Park Lane, West Harrison, NY 10604

Remarks

First time on the market is a unique mid-century modern offering privacy, peace & tranquility on beautifully landscaped property w/ an in-ground pool. Designed and built by a master carpenter of Frank Lloyd Wright. The home offers a well thought out floor plan and an abundance of public space to entertain in & just live. The private spaces of the home are spread out in different wings allowing for comfortable extended family living arrangements. The impressive 2 story stone fireplace anchors the home on the main floor & will lead the way to the lower level. The updated well-equipped kitchen is in very good condition & is only one step up from the attached carport. The main level offers a glass walled living / dining area, 2 bedrooms, a full bath, a half bath, & den. This home is a perfect option for those seeking one floor living. The lower level offers a family room, 2 bedrooms & one full bath. Around the bend in the lower level is the pool's cabana w/ expansive windows overlooking the outdoors. It is equipped w/ a kitchen wall, half bath & a large sauna. On the upper floor is a spacious suite w/ a private & connected entrance, a large vaulted ceiling in the living room, sliding doors to a deck, a large bedroom & a good size bathroom. Throughout the home & property there are interesting areas both inside & out to enjoy the country atmosphere. Home to be sold as is. This is a rare opportunity to reside in a home in a great location with great style and great space at this asking price.



Beds	Bath	SQFT	Living Area	Lot Size
3	3	2,100	2,100 SqFt	0.97 Acres

SOLD

\$775,000

List Price: \$699,000

Days: 33

Sold Date: 08/06/2021

Original List Price: \$699,000

Original Sold Price: \$775,000

% of List Price: 111%

\$/SQFT: \$369

Listing Courtesy of: ONEKEY

Comparable #7

1568 Old Orchard Street, West Harrison, NY 10604

Listing Detail

Property Type: Residential

School District: Harrison

Building Style: Raised Ranch

Elementary School: Purchase School

Year Built: 1961

Middle School: Louis M Klein Middle School

County: Westchester County

High School: Harrison High School

Tax Amount: \$15,757

MLS #: H6113944

Features

Basement: None

Heat: Oil, Hot Water, Central Air

Garage: 3

Floors: Hardwood

Parking: Detached, Driveway, Attached, 1 Car Detached, 2 Car Attached

Pool: Inground Pool

Fireplace: 1

Bathroom Details: Full Bath 2, Half Bath 1







Senior Community: No

Remarks

Highest and best Tuesday 5/11 by 2:30pm. This beautiful, quality built three bedroom, two bath, sunlit & spacious raised ranch sits on almost an acre of landscaped park-like grounds with in-ground pool. This home offers a spacious living room, dining area, kitchen with door to the covered porch & backyard, master bedroom with full bath, two additional bedrooms and a hall bath. Other highlights of this home include a lower level family room with fireplace, powder room, hardwood floors throughout, two car garage, third detached garage, large patio & a potting room or possible work shop. HOUSE IS BEING SOLD IN AS IS CONDITION!

						
	132 Park Lane West Harrison, NY 106...	11 Indian Hill Road West Harrison, NY 106...	108 Park Lane Harrison, NY 10604	251 Old Lake Street West Harrison, NY 106...	111 Old Lake Street West Harrison, NY 106...	86 Park Lane West Harrison, NY 106...
Status	-	Pending	Pending	Sold	Sold	Sold
MLS #	-	H6191363	H6187132	H6138979	H6169547	H6061666
Property Type	Single-Family	Residential	Residential	Residential	Residential	Residential
Land Tenure	United States	-	-	-	-	-
Bedrooms	3	4	4	4	4	3
Bathrooms	4.00	4.00	3.00	4.00	3.00	3.00
Bathroom Details	- Full Bath 2 - 1/2 Bath 2	- Full Bath 3 - 1/2 Bath 1	- Full Bath 3	- Full Bath 2 - 1/2 Bath 2	- Full Bath 3	- Full Bath 2 - 1/2 Bath 1
Sqft	2,792	3,792	2,400	3,658	2,500	3,677
Living Area	2,792	3,792	2,400	3,658	2,500	3,677
Lot Acres	1.02 Acres	1.15 Acres	-	1 Acres	0.99 Acres	1 Acres
Year Built	1956	1966	1960	1990	1967	1982
Days on Market	-	37	11	47	17	238
List Price	\$900,000	\$1,280,000	\$729,995	\$1,247,000	\$1,100,000	\$1,195,000
Sold Date	-	-	-	12/01/2021	05/26/2022	08/19/2021
Original List Price	\$900,000	\$1,380,000	\$750,000	\$1,247,000	\$1,100,000	\$1,295,000
Pre-Adjusted Price	-	\$1,280,000	\$729,995	\$1,190,000	\$1,125,000	\$1,050,000
Sold Price	-	-	-	\$1,190,000	\$1,125,000	\$1,050,000
% Of List Price	-	-	-	95%	102%	88%
\$/SqFt	\$322	\$338	\$304	\$325	\$450	\$286
\$/Lot Acre	\$882,353	\$1,113,043	\$0.00	\$1,190,000	\$1,136,364	\$1,050,000
Tax Amount	\$17,000	\$20,292	\$16,471	\$24,219	\$14,850	\$27,000
Tax Year	2022	-	-	-	-	-
Building Style	-	Colonial	Ranch	Ranch, Contemporary	Ranch	Contemporary
Fireplace	1	1	2	1	-	2
Basement	Yes	Finished, Walk-Out Access, Full	Finished	Finished, Full, Walk-Out Access	Finished, Walk-Out Access	Unfinished, Full
Garage	2, Yes	2	2	3	2	3
Parking	-	Driveway, Attached, 2 Car Attached	Attached, 2 Car Attached	Attached, 3 Car Attached, Driveway, Tandem	Attached, 2 Car Attached	Attached, 3 Car Attached
Floors	-	Hardwood	-	Hardwood, Wall to Wall Carpet	Hardwood	Hardwood




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	132 Park Lane West Harrison, NY 106...	11 Indian Hill Road West Harrison, NY 106...	108 Park Lane Harrison, NY 10604	251 Old Lake Street West Harrison, NY 106...	111 Old Lake Street West Harrison, NY 106...	86 Park Lane West Harrison, NY 106...
Heat/AC	-	Oil, Baseboard, Central Air	Oil, Forced Air, Central Air	Oil, Other, Energy Star Qualified Equipment, Hydro Air, Central Air	Oil, Baseboard, Central Air	Oil, Baseboard, Propane, Hot Water, Central Air
Pool	No	-	-	-	Inground Pool	Inground Pool
View	-	Panoramic	-	-	-	-
County	Westchester	Westchester County	Westchester County	Westchester County	Westchester County	Westchester County
School District	Harrison	Harrison	Harrison	Harrison	Harrison	Harrison
Elementary School	Purchase	Purchase School	Purchase School	Purchase School	Purchase School	Purchase School
Middle School	LMK	Louis M Klein Middle School	Louis M Klein Middle School	Louis M Klein Middle School	Louis M Klein Middle School	Louis M Klein Middle School
High School	Harrison	Harrison High School	Harrison High School	Harrison High School	Harrison High School	Harrison High School

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	132 Park Lane West Harrison, NY 106...	129 Park Lane West Harrison, NY 106...	1568 Old Orchard Stre... West Harrison, NY 106...
Status	-	Sold	Sold
MLS #	-	H6122462	H6113944
Property Type	Single-Family	Residential	Residential
Land Tenure	United States	-	-
Bedrooms	3	5	3
Bathrooms	4.00	5.00	3.00
Bathroom Details	- Full Bath 2 - 1/2 Bath 2	- Full Bath 3 - 1/2 Bath 2	- Full Bath 2 - 1/2 Bath 1
Sqft	2,792	2,800	2,100
Living Area	2,792	2,800	2,100
Lot Acres	1.02 Acres	1.01 Acres	0.97 Acres
Year Built	1956	1962	1961
Days on Market	-	181	33
List Price	\$900,000	\$899,000	\$699,000
Sold Date	-	02/16/2022	08/06/2021
Original List Price	\$900,000	\$1,049,000	\$699,000
Pre-Adjusted Price	-	\$833,000	\$775,000
Sold Price	-	\$833,000	\$775,000
% Of List Price	-	93%	111%
\$/SqFt	\$322	\$298	\$369
\$/Lot Acre	\$882,353	\$824,752	\$798,969
Tax Amount	\$17,000	\$22,799	\$15,757
Tax Year	2022	-	-
Building Style	-	Mid Century Modern	Raised Ranch
Fireplace	1	-	1
Basement	Yes	Finished, Full, Walk-Out Access	None
Garage	2, Yes	0	3
Parking	-	Carport	Detached, Driveway, Attached, 1 Car Detached, 2 Car Attached
Floors	-	Wall to Wall Carpet	Hardwood

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	 132 Park Lane West Harrison, NY 106...	 129 Park Lane West Harrison, NY 106...	 1568 Old Orchard Stre... West Harrison, NY 106...
Heat/AC	-	Oil, Baseboard, Window Unit(s)	Oil, Hot Water, Central Air
Pool	No	Inground Pool	Inground Pool
View	-	-	-
County	Westchester	Westchester County	Westchester County
School District	Harrison	Harrison	Harrison
Elementary School	Purchase	Purchase School	Purchase School
Middle School	LMK	Louis M Klein Middle School	Louis M Klein Middle School
High School	Harrison	Harrison High School	Harrison High School

All information provided is deemed reliable but is not guaranteed and should be independently verified.

		Bed	Bath	SqFt	Lot Acres	List Price	\$/SqFt	Sale Price	% List \$	Days
★	Subject Property	3	4	2,792	1.02	\$900,000	\$322	-	-	

Pending Properties		Bed	Bath	SqFt	Lot Acres	List Price	\$/SqFt	Sale Price	% List \$	Days
1.	 11 Indian Hill Road West Harrison, NY 10604	4	4	3,792	1.15	\$1,280,000	\$338	-	-	37
2.	 108 Park Lane Harrison, NY 10604	4	3	2,400		\$729,995	\$304	-	-	11

Sold Properties		Bed	Bath	SqFt	Lot Acres	List Price	\$/SqFt	Sale Price	% List \$	Days
3.	 251 Old Lake Street West Harrison, NY 10604	4	4	3,658	1	\$1,247,000	\$325	\$1,190,000	95%	47
4.	 111 Old Lake Street West Harrison, NY 10604	4	3	2,500	0.99	\$1,100,000	\$450	\$1,125,000	102%	17
5.	 86 Park Lane West Harrison, NY 10604	3	3	3,677	1	\$1,195,000	\$286	\$1,050,000	88%	238
6.	 129 Park Lane West Harrison, NY 10604	5	5	2,800	1.01	\$899,000	\$298	\$833,000	93%	181
7.	 1568 Old Orchard Street West Harrison, NY 10604	3	3	2,100	0.97	\$699,000	\$369	\$775,000	111%	33

Provided by Your Brokerage. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Pending Properties

Home Averages (2 properties)

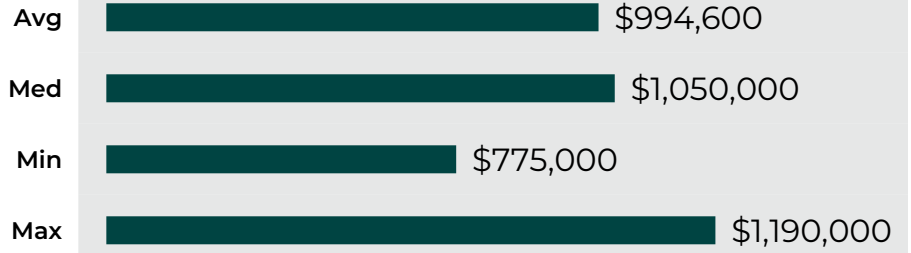
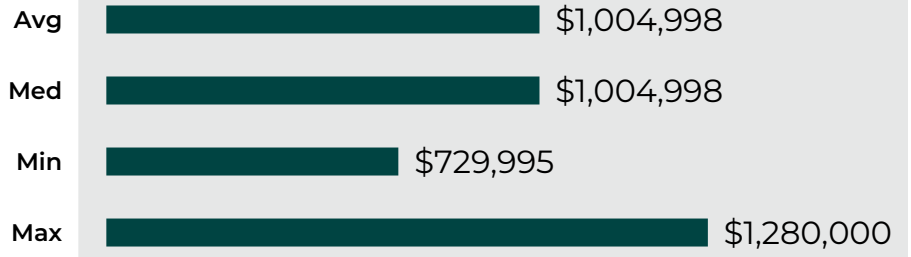
Beds	Baths	SqFt
4.0	3.50	3,096
\$/SqFt	Lot Acres	\$/Lot Acre
\$321	1.15 Acres	\$556,522
Days		
24		

Sold Properties

Home Averages (5 properties)

Beds	Baths	SqFt
3.8	3.50	2,947
\$/SqFt	Lot Acres	\$/Lot Acre
\$345	0.99 Acres	\$1,000,017
Days		
103		

Property Pricing



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Approximate Market Value

\$994,600

★ 132 Park Lane, West Harrison, NY 10604

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