



HOULIHAN LAWRENCE

**SIMONE**  
REAL ESTATE - NY | CT

43 Clinton St, White Plains, NY 10603



**Keith Simone**

Real Estate Salesperson  
(914) 359-5599  
ksimone@houlihanlawrence.com

43 Clinton St White Plains  
June 5, 2024



★ 43 Clinton St, White Plains, NY 10603

Beds	Bath	SQFT*	Lot Size
5	1	1,990	0.27 Acres

### Listing Detail

**Property Type** Single-Family

**Elementary School** White Plains

**High School** White Plains

**School District** White Plains

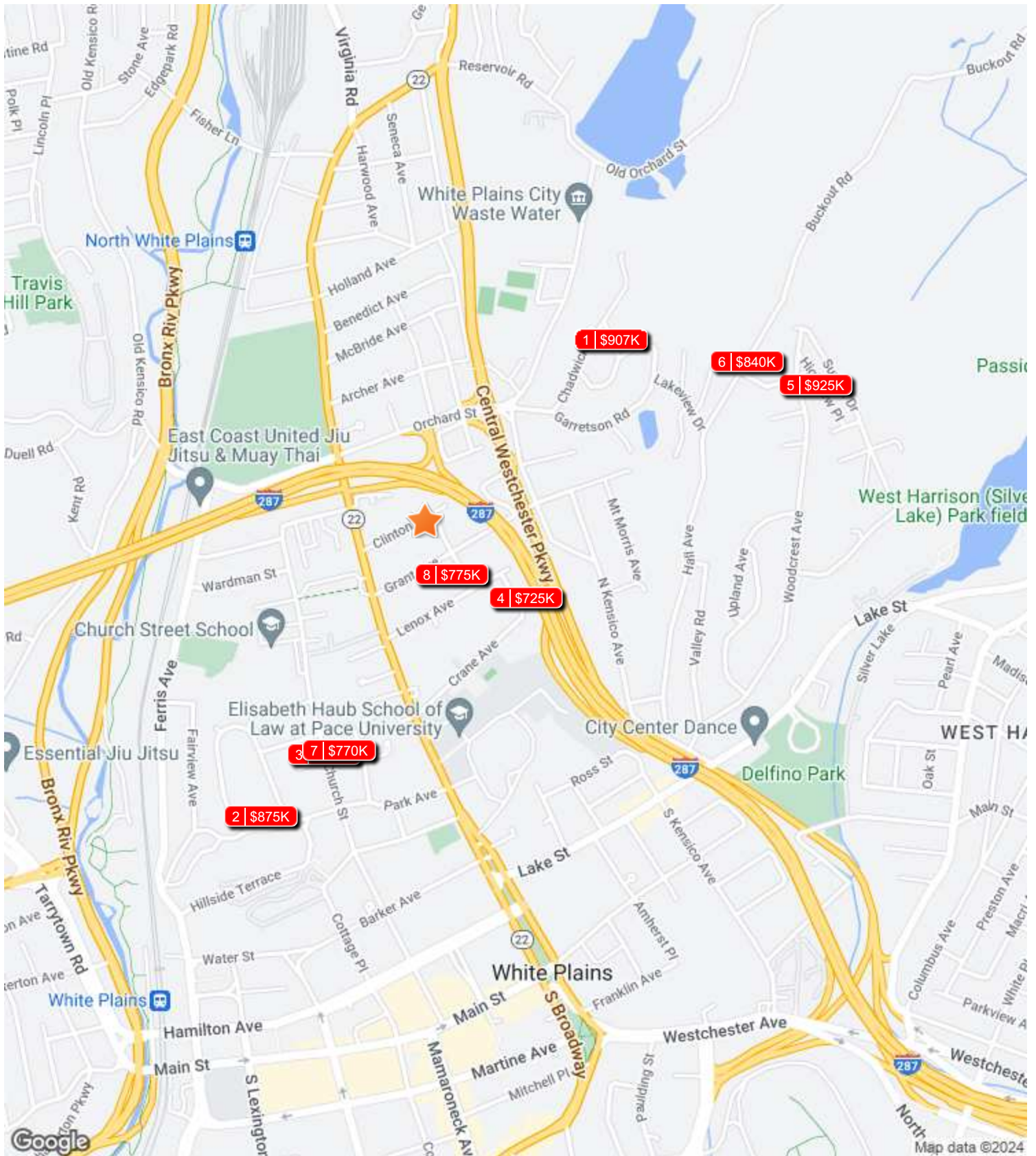
**Middle School** White Plains

### Features

**Bathroom Details** Full Bath 1

\*SQFT = Total Combined Square Feet

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



**Sold Properties**

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



	Address	Price	Beds	Baths	Days	SQFT*	\$/SQFT
★	 43 Clinton St White Plains, NY 10603		5	1	-	1,990	-
1.	 22 Chadwick Road White Plains, NY 10604	\$907,000	4	3	11	2,214	\$410
2.	 60 Park Circle White Plains, NY 10603	\$875,000	4	3	13	2,151	\$407
3.	 11 Parkview Court White Plains, NY 10603	\$925,000	4	2	16	2,400	\$385
4.	 56 Crane Avenue White Plains, NY 10603	\$725,000	4	3	20	1,689	\$429
5.	 133 Woodcrest Avenue White Plains, NY 10604	\$925,000	5	4	73	2,800	\$330
6.	 303 Hall Avenue White Plains, NY 10604	\$840,000	4	3	27	2,894	\$290
7.	 15 Parkview Court White Plains, NY 10603	\$770,000	4	3	17	1,983	\$388
8.	 35 Grant Avenue White Plains, NY 10603	\$775,000	4	3	15	1,532	\$506

\*SQFT = Total Combined Square Feet

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





Beds	Bath	SQFT*	Lot Size
4	3	2,214	0.22 Acres

**SOLD**

**\$907,000**

List Price: \$849,000

Days: 11

Sold Date: 05/08/2023

Original List Price: \$849,000

Original Sold Price: \$907,000

% of List Price: 107%

\$/SQFT: \$410

Listing Courtesy of: ONEKEY

\*SQFT = Total Combined Square Feet

## Comparable #1

22 Chadwick Road, White Plains, NY 10604

### Listing Detail

Property Type: Residential

MLS #: H6230024

Building Style: Raised Ranch

School District: White Plains

Year Built: 1971

Elementary School: Call Listing Agent

County: Westchester County

Middle School: White Plains Middle School

Tax Amount: \$12,733

SQFT Details:

High School: White Plains Senior High School

### Features

Basement: None

Heat: Hot Water, Baseboard, Natural Gas, Central Air

Garage: 2

Floors: Hardwood

Parking: Storage, Off Street, Driveway, 2 Car Attached, Attached

Bathroom Details: Full Bath 2, Half Bath 1

Fireplace: 1

Senior Community: No

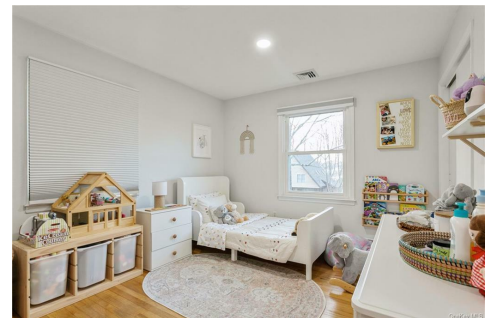
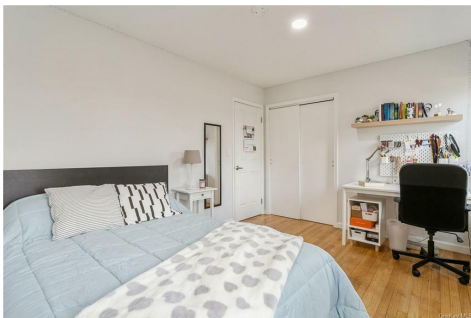
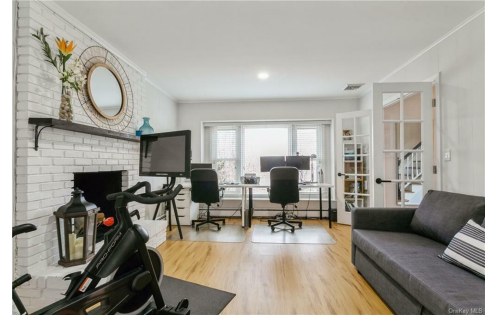
### Remarks

Beautifully Renovated and Meticulously Maintained home, located in the much sought after Westminster Ridge Neighborhood. This home offers generously sized rooms and great open layout perfect for entertaining and everyday living. Highlights include: Newly Remodeled State of the Art Kitchen with Quartz Countertops, Lots of Cabinets and Center Island. New Windows through out, New White Oak Hardwood Floors and Stairs, Renovated Primary Bathroom and Closets, New Barnwood Doors on 1st Floor Bedroom, New Recessed Lighting through entire house, New Central AC, New Spray Foam Insulation in Attic and Garage. Newer 50 yr Roof. New Fenced yard with large deck, perfect for entertaining. Oversized 2 Car Garage with tons of storage. This property is part of the Lakenridge Club, which offers swimming, boating, neighborhood parties and so much more.

Comparable #1

22 Chadwick Road, White Plains, NY 10604

Photos 1 - 12



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



### Comparable #1

22 Chadwick Road, White Plains, NY 10604

Photos 13 - 24



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



Comparable #1

22 Chadwick Road, White Plains, NY 10604

Photos 25 - 35



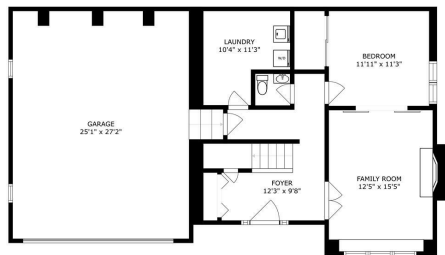
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

OneKey MLS



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

OneKey MLS



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

OneKey MLS

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



Beds	Bath	SQFT*	Lot Size
4	3	2,151	0.23 Acres

**SOLD**

**\$875,000**

List Price: \$799,000

Days: 13

Sold Date: 06/09/2023

Original List Price: \$799,000

Original Sold Price: \$875,000

% of List Price: 110%

\$/SQFT: \$407

Listing Courtesy of: ONEKEY

\*SQFT = Total Combined Square Feet

## Comparable #2

60 Park Circle, White Plains, NY 10603

### Listing Detail

Property Type: Residential

MLS Area: 99

Building Style: Colonial

Community: White Plains

Year Built: 1971

School District: White Plains

County: Westchester County

Elementary School: Call Listing Agent

Tax Amount: \$13,282

SQFT Details:

Middle School: White Plains Middle School

MLS #: H6232072

High School: White Plains Senior High School

### Features

**Kitchen:** Stainless Steel Appliance(s), Washer, Refrigerator, Oven, Microwave, Dryer, Dishwasher, Cooktop

**Heat:** Forced Air, Natural Gas, Zoned, Central Air

**Floors:** Hardwood

**Basement:** Walk-Out Access, Full, Finished

**View:** Panoramic

**Bathroom Details:** Full Bath 3

**Garage:** 1

**Senior Community:** No

**Parking:** Driveway, 1 Car Attached, Attached



Beds	Bath	SQFT*	Lot Size
4	3	2,151	0.23 Acres

**SOLD**

**\$875,000**

**List Price:** \$799,000

**Days:** 13

**Sold Date:** 06/09/2023

**Original List Price:** \$799,000

**Original Sold Price:** \$875,000

**% of List Price:** 110%

**\$/SQFT:** \$407

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet

## Comparable #2

60 Park Circle, White Plains, NY 10603

### Remarks

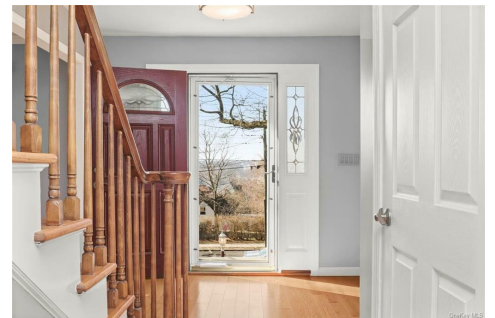
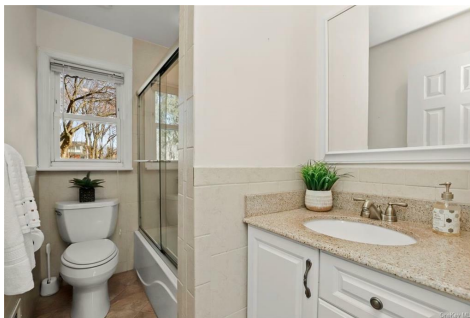
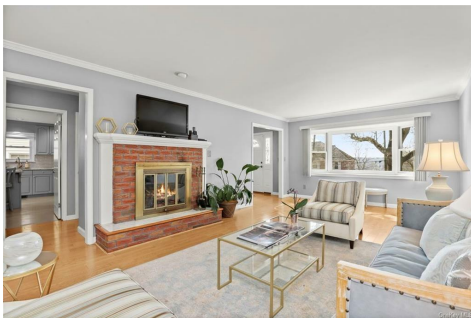
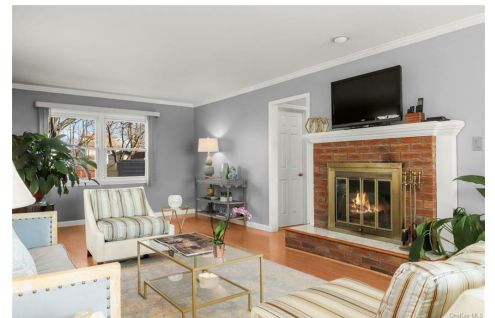
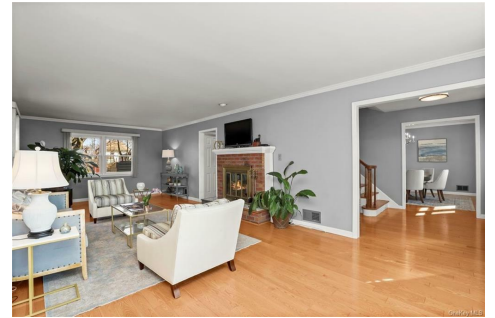
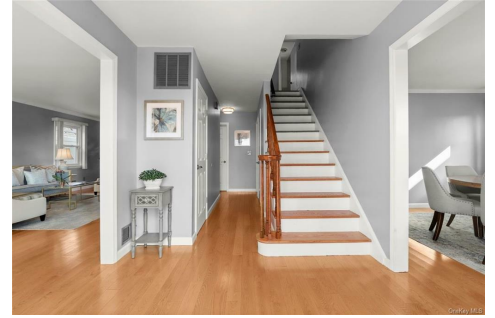
White Plains BEST KEPT SECRET located on the Hill's Peak is this lovely colonial overlooking the city lights w/ breathtaking sunsets year-round. This much desired neighborhood is a 10 min walk away from Metro North & a 40-minute commute to NYC. Enter the well-lit foyer & to the left sits the well-appointed living room w/ a large bay window, wood burning fireplace & hard wood flooring throughout the home. Wrap around to a full bath & into the updated kitchen equipped w/ stainless steel appliances, an island w/ granite counter-tops & grey wood flooring to match decor. Continue to large dining room with surreal views of the city. The second level offers 4 large bedrooms, currently used as primary bedroom w/ 2 closets-1 walk-in, a workout room, guest bedroom & large office that walks up to large attic (opportunity for finishing). The lower level, walk-out basement offers privacy with large living quarters and a full bath; one can entertain, do crafts, read or game; also, has laundry room & plenty of storage. The home has 2 separate heating zones. Driveway can accommodate 4 additional cars. Outdoor enthusiast will enjoy the large backyard equipped with a stone patio & plenty of room for entertaining or sporting events. Call Today for your private showing!



Comparable #2

60 Park Circle, White Plains, NY 10603

Photos 1 - 12



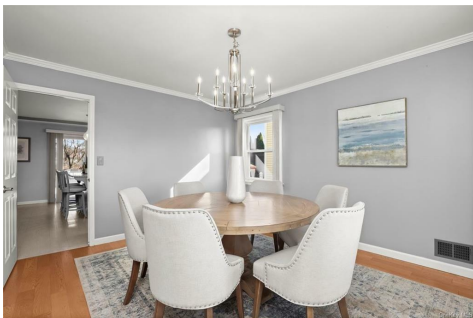
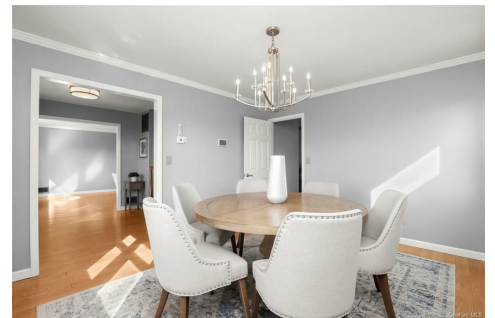
All information provided is deemed reliable but is not guaranteed and should be independently verified.



Comparable #2

60 Park Circle, White Plains, NY 10603

Photos 13 - 24

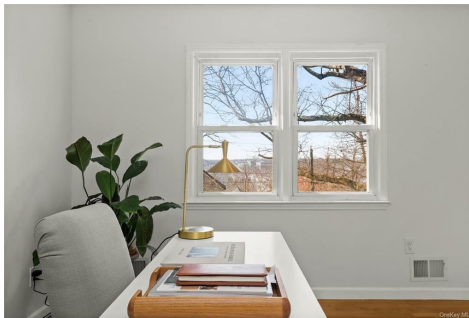
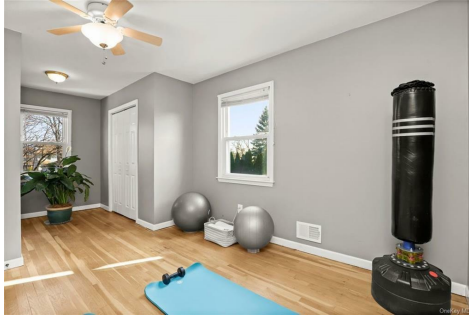


All information provided is deemed reliable but is not guaranteed and should be independently verified.

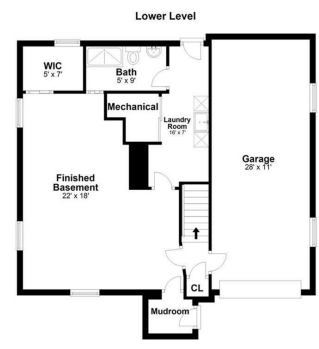
### Comparable #2

60 Park Circle, White Plains, NY 10603

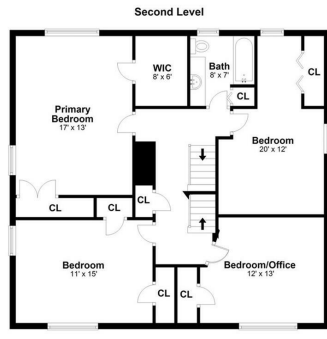
Photos 25 - 35



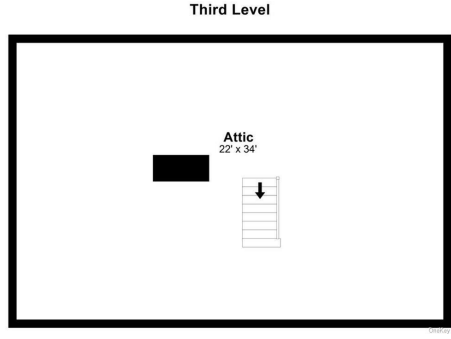
OneKey MLS



OneKey MLS



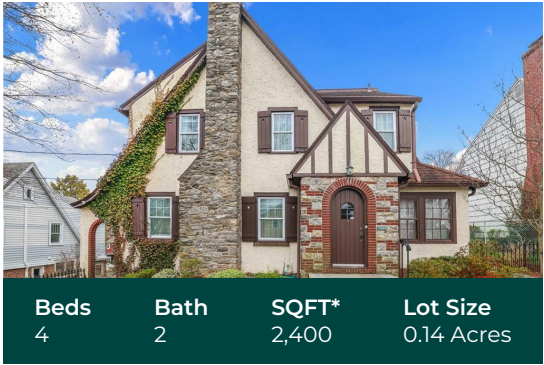
OneKey MLS



OneKey MLS

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





### Comparable #3

11 Parkview Court, White Plains, NY 10603

#### Listing Detail

**Property Type:** Residential

**MLS Area:** 99

**Building Style:** Tudor

**Community:** White Plains

**Year Built:** 1927

**School District:** White Plains

**County:** Westchester County

**Elementary School:** Call Listing Agent

**Tax Amount:** \$14,450

**SQFT Details:**

**Middle School:** White Plains Middle School

**MLS #:** H6234109

**High School:** White Plains Senior High School

#### Features

**Kitchen:** Stainless Steel Appliance(s), Washer, Refrigerator, Oven, Dryer, Dishwasher

**Parking:** On Street, Driveway, 2 Car Attached, Attached

**Basement:** Walk-Out Access, Unfinished

**Heat:** Hot Water, Natural Gas, Central Air

**Garage:** 2

**Floors:** Hardwood

**Bathroom Details:** Full Bath 2

**Senior Community:** No

Beds	Bath	SQFT*	Lot Size
4	2	2,400	0.14 Acres

**SOLD**

**\$925,000**

**List Price:** \$935,000

**Days:** 16

**Sold Date:** 06/22/2023

**Original List Price:** \$935,000

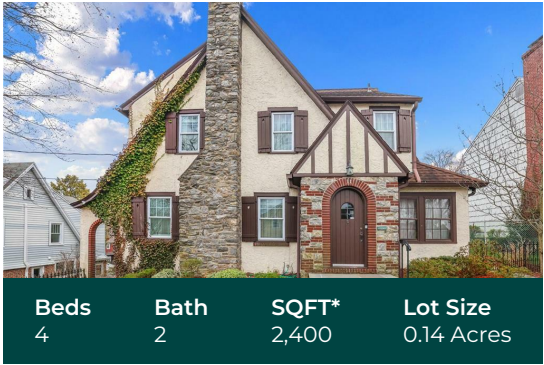
**Original Sold Price:** \$925,000

**% of List Price:** 99%

**\$/SQFT:** \$385

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet



### Comparable #3

11 Parkview Court, White Plains, NY 10603

#### Remarks

Storybook Tudor with inviting curb appeal in a prime location. This 4 Bedroom 2 Bath home has the charm of days gone by combined with today's modern conveniences loaded with exquisite upgrades. Enter into the spacious warm living room w/ stone fireplace and built-ins followed by a formal dining room. A modern updated kitchen with butler's pantry featuring quartz countertops and shaker cabinets, farmhouse sink and stainless steel Viking appliances. Gas cook top with built in table with added storage in the kitchen. Full bathroom and TV room or office on the first level. The bright second floor features a large landing with a windowed alcove. The updated bathroom has the original touches of the home with a clawed bathtub. Large primary bedroom with new coffered ceiling with 2 closets and a cedar hall closet. The original hardwood floors have been restored to beauty throughout. Full size walk-up attic for plenty of storage. Updates include: New bluestone slate patio (2021), newer roof, central A/C, updated electric, 2nd zone thermostat for central A/C, new custom built shed (2021), ring doorbell security. 2 car attached garage w/epoxy floors and plenty of street parking. Original wine cellar in the basement. This is a commuters dream within a few blocks to Metro North Train (39 min to NYC) shops, bus, parks, all new restaurants & downtown White Plains. Minutes to the Church St elementary school. This exceptional home awaits your many years of pleasure & enjoyment.

Beds	Bath	SQFT*	Lot Size
4	2	2,400	0.14 Acres

**SOLD**

**\$925,000**

List Price: \$935,000

Days: 16

Sold Date: 06/22/2023

Original List Price: \$935,000

Original Sold Price: \$925,000

% of List Price: 99%

\$/SQFT: \$385

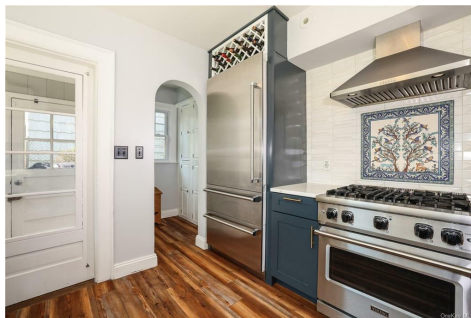
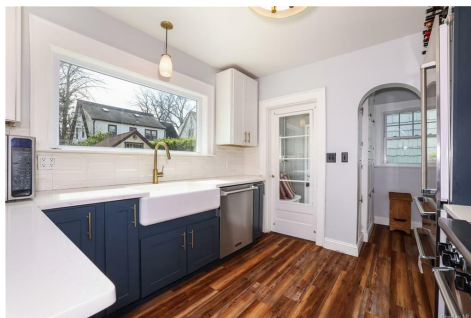
Listing Courtesy of: ONEKEY

\*SQFT = Total Combined Square Feet

### Comparable #3

11 Parkview Court, White Plains, NY 10603

Photos 1 - 12



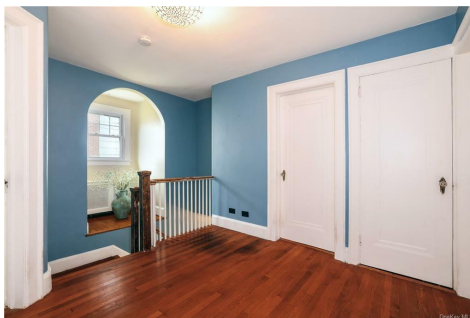
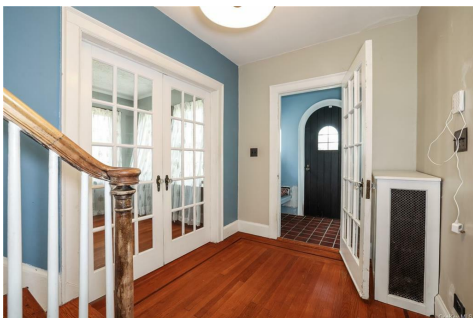
All information provided is deemed reliable but is not guaranteed and should be independently verified.



### Comparable #3

11 Parkview Court, White Plains, NY 10603

Photos 13 - 24



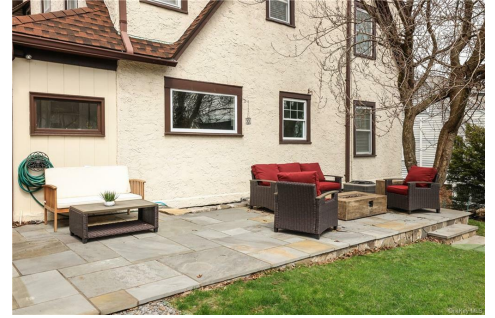
All information provided is deemed reliable but is not guaranteed and should be independently verified.



### Comparable #3

11 Parkview Court, White Plains, NY 10603

Photos 25 - 34



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





<b>Beds</b> 4	<b>Bath</b> 3	<b>SQFT*</b> 1,689	<b>Lot Size</b> 0.32 Acres
------------------	------------------	-----------------------	-------------------------------

**SOLD**

**\$725,000**

**List Price:** \$705,000

**Days:** 20

**Sold Date:** 06/22/2023

**Original List Price:** \$705,000

**Original Sold Price:** \$725,000

**% of List Price:** 103%

**\$/SQFT:** \$429

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet

## Comparable #4

56 Crane Avenue, White Plains, NY 10603

### Listing Detail

**Property Type:** Residential

**MLS #:** H6240441

**Building Style:** Cape

**School District:** White Plains

**Year Built:** 1939

**Elementary School:** Call Listing Agent

**County:** Westchester County

**Middle School:** White Plains Middle School

**Tax Amount:** \$10,705

**High School:** White Plains Senior High School

**SQFT Details:**

### Features

**Basement:** Finished, Full, Bilco Door(s)

**Heat:** Oil, Baseboard, Forced Air, Central Air

**Garage:** 1

**Floors:** Hardwood

**Parking:** Driveway, Attached, 1 Car Attached

**Bathroom Details:** Full Bath 3

**Fireplace:** 1

**Senior Community:** No

### Remarks

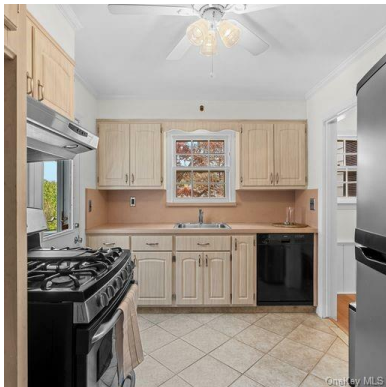
Make this lovely Cape your HOME! Situated just a short walk away from all downtown White Plains has to offer but in a quiet residential neighborhood. The beautiful park-like yard provides great area for making family memories and entertaining friends. Enter into the spacious living room with a wood burning fireplace that leads to a cozy dining area and an eat in kitchen. Two spacious bedrooms and an updated bath complete the first floor. Continue up the stairs to a roomy landing, two large bedrooms, an office/nursey and a full bath. A partial attic provides extra storage. The finished basement is divided into several, multipurpose areas and includes a full bath providing an extra 600 sq. ft. of living space. Great for a family room, gym or in-law suite. Upgrades include a new above ground oil tank, freshly painted walls and refinished hardwood floors, new electric panel, and sealed driveway. Roof redone in 2010. The location is unbeatable: easy access to two train stations and 287.

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

Comparable #4

56 Crane Avenue, White Plains, NY 10603

Photos 1 - 12



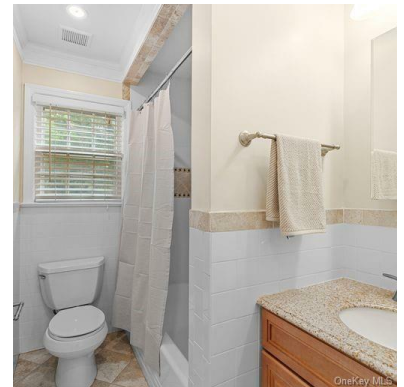
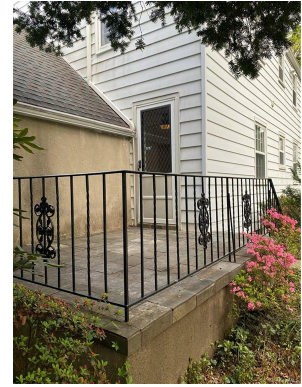
All information provided is deemed reliable but is not guaranteed and should be independently verified.



Comparable #4

56 Crane Avenue, White Plains, NY 10603

Photos 13 - 24



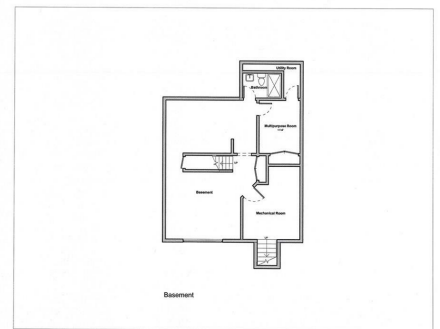
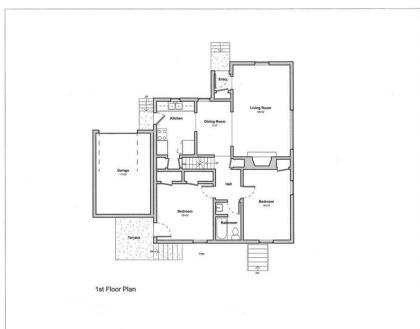
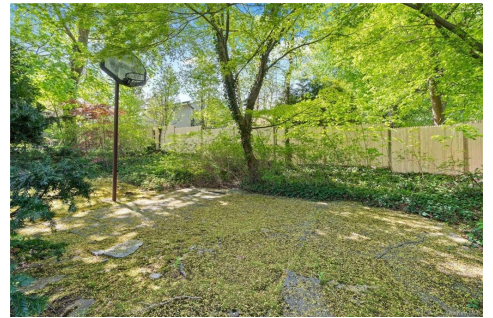
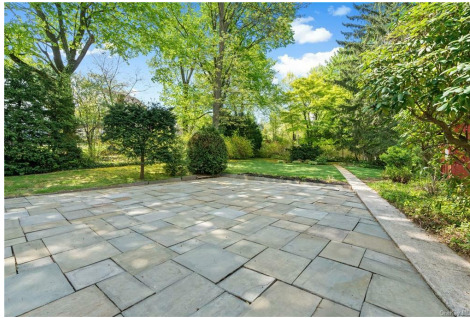
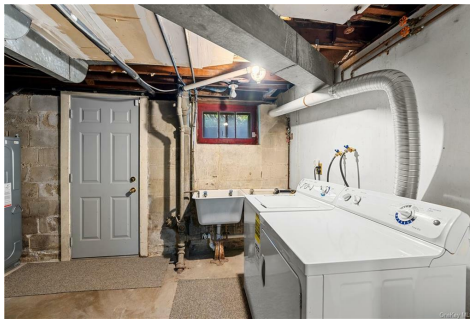
All information provided is deemed reliable but is not guaranteed and should be independently verified.



Comparable #4

56 Crane Avenue, White Plains, NY 10603

Photos 25 - 36



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





<b>Beds</b>	<b>Bath</b>	<b>SQFT*</b>	<b>Lot Size</b>
5	4	2,800	0.21 Acres

**SOLD**

**\$925,000**

**List Price:** \$949,000

**Days:** 73

**Sold Date:** 12/28/2023

**Original List Price:** \$949,000

**Original Sold Price:** \$925,000

**% of List Price:** 97%

**\$/SQFT:** \$330

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet

## Comparable #5

133 Woodcrest Avenue, White Plains, NY 10604

### Listing Detail

**Property Type:** Residential

**MLS Area:** 99

**Building Style:** Colonial

**Community:** White Plains

**Year Built:** 1926

**School District:** White Plains

**County:** Westchester County

**Elementary School:** Call Listing Agent

**Tax Amount:** \$13,021

**SQFT Details:**

**Middle School:** White Plains Middle School

**MLS #:** H6261832

**High School:** White Plains Senior High School

### Features

**Kitchen:** Dishwasher, Dryer, Oven, Refrigerator, Washer

**Heat:** Steam, Oil, Window Unit(s)

**Basement:** Full, Unfinished

**Floors:** Hardwood

**Garage:** 1

**Bathroom Details:** Full Bath 3, Half Bath 1

**Parking:** Attached, 1 Car Attached

**Senior Community:** No

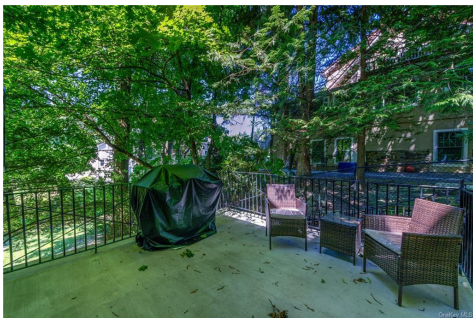
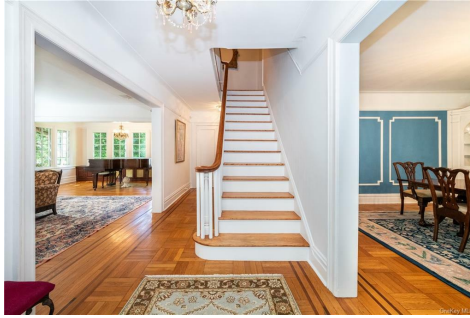
### Remarks

This stunning all-brick Center Hall Colonial with clay tile roof has spacious rooms and wonderful flow. It sits majestically overlooking a large level fenced-in yard in upper Woodcrest Heights. This house has been loved and cared for with new custom Pella wood windows, a new furnace, Large kitchen with new GE Cafe Chef double oven, Cafe dishwasher, updated bathrooms, freshly painted interior and more. There is room for everyone in this expansive 5+ bedroom Center Hall Colonial. Sparkling hardwood floors with mahogany inlays, built-in cabinets, cove moldings, picture rail and original crystal door knobs make this house a warm and inviting home. Full Taxes shown. Basic STAR reduction for White Plains is \$1,474.

**Comparable #5**

133 Woodcrest Avenue, White Plains, NY 10604

Photos 1 - 12



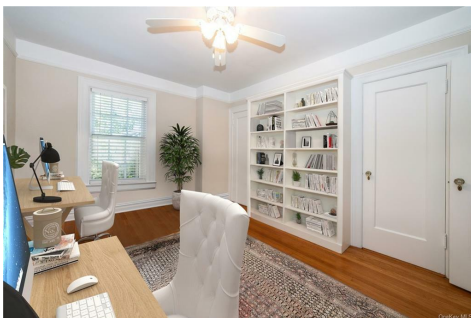
All information provided is deemed reliable but is not guaranteed and should be independently verified.



Comparable #5

133 Woodcrest Avenue, White Plains, NY 10604

Photos 13 - 24



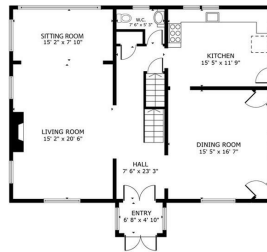
All information provided is deemed reliable but is not guaranteed and should be independently verified.



**Comparable #5**

133 Woodcrest Avenue, White Plains, NY 10604

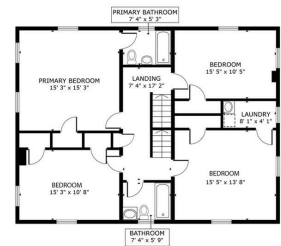
Photos 25 - 35



First Floor

ROOMS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

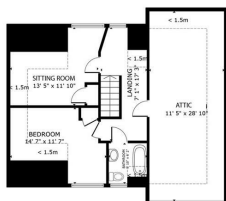
OneKey MLS



Second Floor

ROOMS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

OneKey MLS



Third Floor

ROOMS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

OneKey MLS



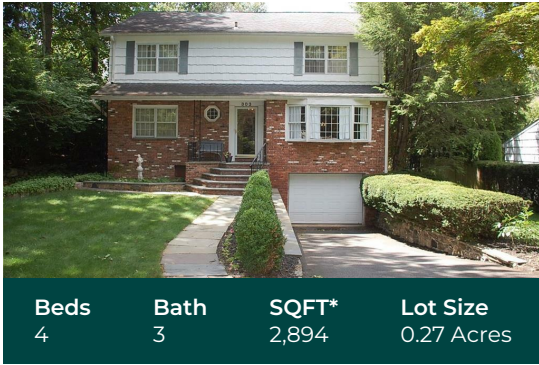
Lower Level

ROOMS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

OneKey MLS

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





<b>Beds</b> 4	<b>Bath</b> 3	<b>SQFT*</b> 2,894	<b>Lot Size</b> 0.27 Acres
------------------	------------------	-----------------------	-------------------------------

**SOLD**

**\$840,000**

**List Price:** \$875,000

**Days:** 27

**Sold Date:** 11/09/2023

**Original List Price:** \$895,000

**Original Sold Price:** \$840,000

**% of List Price:** 96%

**\$/SQFT:** \$290

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet

## Comparable #6

303 Hall Avenue, White Plains, NY 10604

### Listing Detail

**Property Type:** Residential

**Community:** White Plains

**Building Style:** Colonial

**Subdivision:** Westminster Ridge

**Year Built:** 1967

**School District:** White Plains

**County:** Westchester County

**Elementary School:** Call Listing Agent

**Tax Amount:** \$17,741

**SQFT Details:**

**Middle School:** White Plains Middle School

**MLS #:** H6267158

**High School:** White Plains Senior High School

**MLS Area:** 99

### Features

**Kitchen:** Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Stainless Steel Appliance(s)

**Heat:** Hot Water, Natural Gas, Central Air

**Floors:** Hardwood

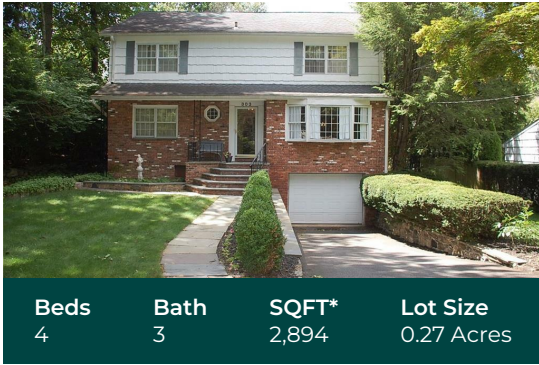
**Basement:** Full, Partially Finished

**Bathroom Details:** Full Bath 2, Half Bath 1

**Garage:** 2

**Senior Community:** No

**Parking:** Attached, 2 Car Attached



Beds	Bath	SQFT*	Lot Size
4	3	2,894	0.27 Acres

**SOLD**

**\$840,000**

**List Price:** \$875,000

**Days:** 27

**Sold Date:** 11/09/2023

**Original List Price:** \$895,000

**Original Sold Price:** \$840,000

**% of List Price:** 96%

**\$/SQFT:** \$290

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet

## Comparable #6

303 Hall Avenue, White Plains, NY 10604

### Remarks

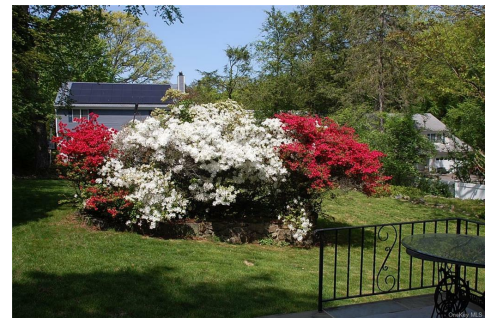
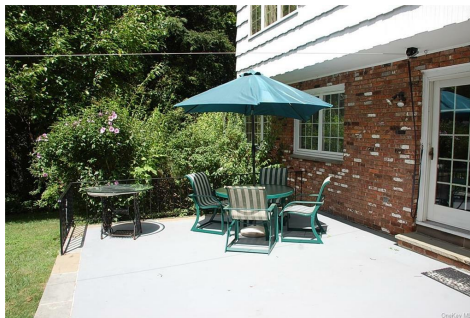
4-bedroom 2.1 Bath home in a convenient location with Lakenridge Swim Club membership possible. GREAT summer relaxation and neighborhood social activity. This wonderful location affords easy access to major roads and all White Plains has to offer. It's a great commute, no matter where you're going! Convenient circular floorplan with full attic, basement, and 2-car garage. Living room with working fireplace is the center of activity but there is also a formal living room and dining room for special occasions. A breakfast room expands the large kitchen and provides great space for meals. Extra-large master suite. A large home office on the first floor is currently used as a fifth bedroom. Paneled bonus space on the lower level is a perfect recreation area with space to add another full bath! Of course this gem has central A/C and hardwood floors throughout. Conveniently located, this home is ideally suited to meeting your needs. Taxes \$16,267 with STAR!



**Comparable #6**

303 Hall Avenue, White Plains, NY 10604

Photos 1 - 12



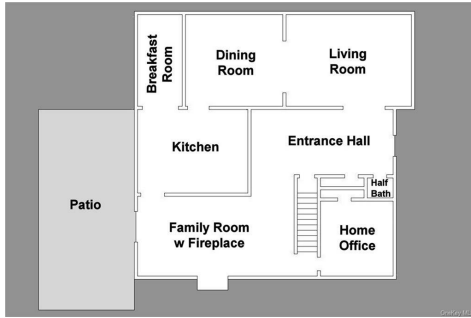
All information provided is deemed reliable but is not guaranteed and should be independently verified.



**Comparable #6**

303 Hall Avenue, White Plains, NY 10604

Photos 13 - 24



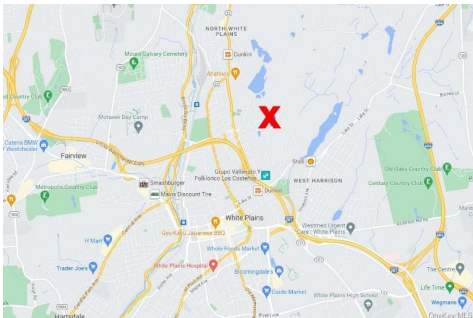
All information provided is deemed reliable but is not guaranteed and should be independently verified.



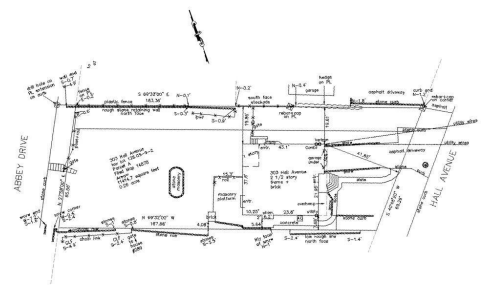
**Comparable #6**

303 Hall Avenue, White Plains, NY 10604

Photos 25 - 36



Departs NORTH WHITE PLAINS	Arrives GRAND CENTRAL	Travel Time In Minutes
6:19 AM	6:59 AM	40
6:26 AM	7:04 AM	38
6:38 AM	7:21 AM	43
7:00 AM	7:45 AM	45
7:07 AM	7:49 AM	42
7:35 AM	8:17 AM	42
7:39 AM	8:22 AM	43
8:00 AM	8:41 AM	41
8:03 AM	8:45 AM	42
8:40 AM	9:22 AM	42
8:45 AM	9:26 AM	41



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



<b>Beds</b> 4	<b>Bath</b> 3	<b>SQFT*</b> 1,983	<b>Lot Size</b> 0.14 Acres
------------------	------------------	-----------------------	-------------------------------

**SOLD**

**\$770,000**

**List Price:** \$699,000

**Days:** 17

**Sold Date:** 12/15/2023

**Original List Price:** \$699,000

**Original Sold Price:** \$770,000

**% of List Price:** 110%

**\$/SQFT:** \$388

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet

### Comparable #7

15 Parkview Court, White Plains, NY 10603

#### Listing Detail

**Property Type:** Residential

**MLS Area:** 99

**Building Style:** Colonial

**Community:** White Plains

**Year Built:** 1927

**School District:** White Plains

**County:** Westchester County

**Elementary School:** Call Listing Agent

**Tax Amount:** \$12,719

**SQFT Details:**

**Middle School:** White Plains Middle School

**MLS #:** H6265549

**High School:** White Plains Senior High School

#### Features

**Kitchen:** Stainless Steel Appliance(s), Washer, Refrigerator, Oven, Microwave, Dryer, Dishwasher

**Heat:** Hot Water, Oil, Window Unit(s)

**Floors:** Hardwood

**Basement:** Unfinished, Partial

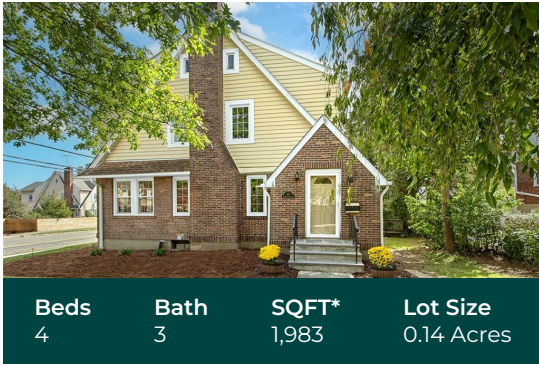
**Bathroom Details:** Full Bath 2, Half Bath 1

**Garage:** 1

**Senior Community:** No

**Parking:** Heated Garage, Driveway, 1 Car Attached, Attached





## Comparable #7

15 Parkview Court, White Plains, NY 10603

### Remarks

Search no more, this inviting 4 bedroom, 2 1/2 Bathroom Colonial offers everything you are looking for in a home. The foyer entry with hall closet opens to the spacious living room with an oversized cozy wood burning fireplace with an adjacent sunroom to use as a home office, reading room, play area, exercise room, music room - the choice is yours. The open plan on the first floor creates a generous flow of space between the living and dining rooms. A large formal dining room adjoins a renovated kitchen which will allow plenty of cooks to prepare meals for family and friends! The kitchen even has a built-in desk where you can also enjoy a morning coffee or an afternoon tea. A powder room completes the first floor. Burnished hardwood floors are through out the home. Upstairs, on the second floor is a good sized primary bedroom with en-suite bath, and three additional bedrooms which share another bathroom. One of the bedrooms has a proper set of stairs for easy access to a spacious attic. Other special features include replacement windows, including Pella windows, a young roof and three year old insulated vinyl siding to compliment the timeless brick. A full unfinished basement is also available for all your storage needs. As if this weren't enough, its location is unbeatable! Leave your car home, since every amenity is practically at your doorstep. Walkable to the vibrant downtown area with Grocery Stores, Shopping, Coffee Shops, Fine Dining, Diners, Entertainment, Farmer's Market & more. A 39-minute express train into Grand Central in New York City from a newly renovated White Plains Metro North Station and also convenient to North White Plains Metro North station. Miss the train? No worries-the next one is coming into the station! Welcome home!

**SOLD**

**\$770,000**

**List Price:** \$699,000

**Days:** 17

**Sold Date:** 12/15/2023

**Original List Price:** \$699,000

**Original Sold Price:** \$770,000

**% of List Price:** 110%

**\$/SQFT:** \$388

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet

**Comparable #7**

15 Parkview Court, White Plains, NY 10603

Photos 1 - 12



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



**Comparable #7**

15 Parkview Court, White Plains, NY 10603

Photos 13 - 24



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

# Comparable #7

15 Parkview Court, White Plains, NY 10603

Photos 25 - 30



Illustration for identification purposes only, measurements are approximate, not to scale. (01014156)

OneKey MLS



Illustration for identification purposes only, measurements are approximate, not to scale. (01014156)

OneKey MLS



Illustration for identification purposes only, measurements are approximate, not to scale. (01014156)

OneKey MLS



Illustration for identification purposes only, measurements are approximate, not to scale. (01014156)

OneKey MLS

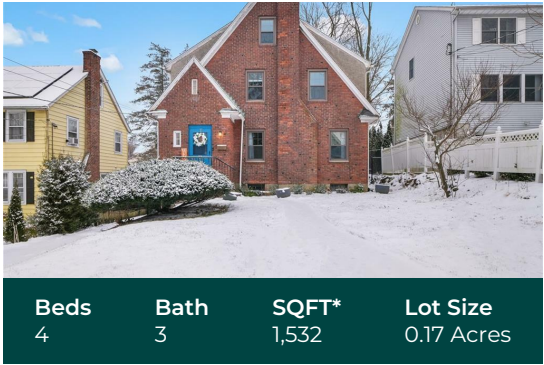


Illustration for identification purposes only, measurements are approximate, not to scale. (01014156)

OneKey MLS

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





<b>Beds</b> 4	<b>Bath</b> 3	<b>SQFT*</b> 1,532	<b>Lot Size</b> 0.17 Acres
------------------	------------------	-----------------------	-------------------------------

**SOLD**

**\$775,000**

**List Price:** \$699,000

**Days:** 15

**Sold Date:** 03/20/2024

**Original List Price:** \$699,000

**Original Sold Price:** \$775,000

**% of List Price:** 111%

**\$/SQFT:** \$506

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet

## Comparable #8

35 Grant Avenue, White Plains, NY 10603

### Listing Detail

**Property Type:** Residential

**Community:** White Plains

**Building Style:** Tudor

**Subdivision:** Broadway Park

**Year Built:** 1928

**School District:** White Plains

**County:** Westchester County

**Elementary School:** Call Listing Agent

**Tax Amount:** \$11,592

**SQFT Details:**

**Middle School:** White Plains Middle School

**MLS #:** H6284433

**High School:** White Plains Senior High School

**MLS Area:** 99

### Features

**Kitchen:** Washer, Refrigerator, Oven, Microwave, Dryer, Dishwasher

**Heat:** Steam, Hot Water, Natural Gas, Window Unit(s)

**Basement:** Walk-Out Access, Unfinished

**Floors:** Hardwood

**Garage:** 0

**Bathroom Details:** Full Bath 2, Half Bath 1

**Parking:** On Street, Driveway

**Senior Community:** No



Beds	Bath	SQFT*	Lot Size
4	3	1,532	0.17 Acres

**SOLD**

**\$775,000**

**List Price:** \$699,000

**Days:** 15

**Sold Date:** 03/20/2024

**Original List Price:** \$699,000

**Original Sold Price:** \$775,000

**% of List Price:** 111%

**\$/SQFT:** \$506

**Listing Courtesy of:** ONEKEY

\*SQFT = Total Combined Square Feet

## Comparable #8

35 Grant Avenue, White Plains, NY 10603

### Remarks

Welcome to your charming Tudor home in White Plains! This delightful 4 Bed, 2.5 Bath residence offers warmth and character on a quiet street. The first floor welcomes you with Eat-in Kitchen w/ Granite Countertops and Stainless Steel Appliances (dishwasher only 1 week old), a warm and inviting Living Room w/ fireplace, formal Dining Room, and a versatile Den. Upstairs, find a spacious Primary Bedroom w/ Full Bath, three more bedrooms, and a Hallway Full Bath. This home also offers a walk-up Attic and unfinished walk-out Basement. Updates and features abound in this property, with a brand new Dishwasher in 2024 and stove/oven - 2020. The Double Paned Windows, installed in 2020, enhance energy efficiency and the insulation in the attic floor, second floor walls, entry foyer, and half bath contribute to year-round savings and comfort. The yard is fenced in, with a gate installation completed in 2021, perfect for Pet Lovers, privacy lovers and security. Perfectly located for commuters, close to all - bus, railroad, schools, and just a stroll to Metro North for an approx. 35-min commute to NYC. Don't miss this dream home!!!



**Comparable #8**

35 Grant Avenue, White Plains, NY 10603

Photos 1 - 12



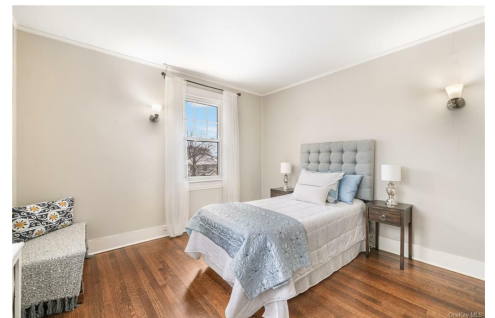
All information provided is deemed reliable but is not guaranteed and should be independently verified.



**Comparable #8**

35 Grant Avenue, White Plains, NY 10603

Photos 13 - 24



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



**Comparable #8**

35 Grant Avenue, White Plains, NY 10603

Photos 25 - 30







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

						
	43 Clinton St White Plains, NY 10603	22 Chadwick Road White Plains, NY 10604	60 Park Circle White Plains, NY 10603	11 Parkview Court White Plains, NY 10603	56 Crane Avenue White Plains, NY 10603	133 Woodcrest Avenue White Plains, NY 10604
Status	-	Sold	Sold	Sold	Sold	Sold
MLS #	-	H6230024	H6232072	H6234109	H6240441	H6261832
Property Type	Single-Family	Residential	Residential	Residential	Residential	Residential
Bedrooms	5	4	4	4	4	5
Bathrooms	1.00	3.00	3.00	2.00	3.00	4.00
Bathroom Details	- Full Bath 1	- Full Bath 2 - 1/2 Bath 1	- Full Bath 3	- Full Bath 2	- Full Bath 3	- Full Bath 3 - 1/2 Bath 1
Sqft*	1,990	2,214	2,151	2,400	1,689	2,800
Living Area	-	2,214	2,151	2,400	1,689	2,800
Lot Acres	0.27 Acres	0.22 Acres	0.23 Acres	0.14 Acres	0.32 Acres	0.21 Acres
Year Built	-	1971	1971	1927	1939	1926
Days on Market	-	11	13	16	20	73
List Price	-	\$849,000	\$799,000	\$935,000	\$705,000	\$949,000
Sold Date	-	05/08/2023	06/09/2023	06/22/2023	06/22/2023	12/28/2023
Original List Price	-	\$849,000	\$799,000	\$935,000	\$705,000	\$949,000
Pre-Adjusted Price	-	\$907,000	\$875,000	\$925,000	\$725,000	\$925,000
Sold Price	-	\$907,000	\$875,000	\$925,000	\$725,000	\$925,000
% Of List Price	-	107%	110%	99%	103%	97%
\$/SqFt	-	\$410	\$407	\$385	\$429	\$330
\$/Lot Acre	\$0.00	\$4,122,727	\$3,804,348	\$6,607,143	\$2,265,625	\$4,404,762
Tax Amount	-	\$12,733	\$13,282	\$14,450	\$10,705	\$13,021
Building Style	-	Raised Ranch	Colonial	Tudor	Cape	Colonial
Fireplace	-	1	-	-	1	-
Kitchen	-	-	Stainless Steel Appliance(s), Washer, Refrigerator, Oven, Microwave, Dryer, Dishwasher, Cooktop	Stainless Steel Appliance(s), Washer, Refrigerator, Oven, Dryer, Dishwasher	-	Dishwasher, Dryer, Oven, Refrigerator, Washer
Basement	-	None	Walk-Out Access, Full, Finished	Walk-Out Access, Unfinished	Finished, Full, Bilco Door(s)	Full, Unfinished
Garage	-	2	1	2	1	1

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



						
	43 Clinton St White Plains, NY 10603	22 Chadwick Road White Plains, NY 10604	60 Park Circle White Plains, NY 10603	11 Parkview Court White Plains, NY 10603	56 Crane Avenue White Plains, NY 10603	133 Woodcrest Avenue White Plains, NY 10604
Parking	-	Storage, Off Street, Driveway, 2 Car Attached, Attached	Driveway, 1 Car Attached, Attached	On Street, Driveway, 2 Car Attached, Attached	Driveway, Attached, 1 Car Attached	Attached, 1 Car Attached
Floors	-	Hardwood	Hardwood	Hardwood	Hardwood	Hardwood
Heat/AC	-	Hot Water, Baseboard, Natural Gas, Central Air	Forced Air, Natural Gas, Zoned, Central Air	Hot Water, Natural Gas, Central Air	Oil, Baseboard, Forced Air, Central Air	Steam, Oil, Window Unit(s)
View	-	-	Panoramic	-	-	-
County	-	Westchester County	Westchester County	Westchester County	Westchester County	Westchester County
Community	-	-	White Plains	White Plains	-	White Plains
Subdivision	-	-	-	-	-	-
School District	White Plains	White Plains	White Plains	White Plains	White Plains	White Plains
Elementary School	White Plains	Call Listing Agent	Call Listing Agent	Call Listing Agent	Call Listing Agent	Call Listing Agent
Middle School	White Plains	White Plains Middle School	White Plains Middle School	White Plains Middle School	White Plains Middle School	White Plains Middle School
High School	White Plains	White Plains Senior High School	White Plains Senior High School	White Plains Senior High School	White Plains Senior High School	White Plains Senior High School

\*SQFT = Total Combined Square Feet

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

				
	43 Clinton St White Plains, NY 10603	303 Hall Avenue White Plains, NY 10604	15 Parkview Court White Plains, NY 10603	35 Grant Avenue White Plains, NY 10603
Status	-	Sold	Sold	Sold
MLS #	-	H6267158	H6265549	H6284433
Property Type	Single-Family	Residential	Residential	Residential
Bedrooms	5	4	4	4
Bathrooms	1.00	3.00	3.00	3.00
Bathroom Details	- Full Bath 1	- Full Bath 2 - 1/2 Bath 1	- Full Bath 2 - 1/2 Bath 1	- Full Bath 2 - 1/2 Bath 1
Sqft*	1,990	2,894	1,983	1,532
Living Area	-	2,894	1,983	1,532
Lot Acres	0.27 Acres	0.27 Acres	0.14 Acres	0.17 Acres
Year Built	-	1967	1927	1928
Days on Market	-	27	17	15
List Price	-	\$875,000	\$699,000	\$699,000
Sold Date	-	11/09/2023	12/15/2023	03/20/2024
Original List Price	-	\$895,000	\$699,000	\$699,000
Pre-Adjusted Price	-	\$840,000	\$770,000	\$775,000
Sold Price	-	\$840,000	\$770,000	\$775,000
% Of List Price	-	96%	110%	111%
\$/SqFt	-	\$290	\$388	\$506
\$/Lot Acre	\$0.00	\$3,111,111	\$5,500,000	\$4,558,824
Tax Amount	-	\$17,741	\$12,719	\$11,592
Building Style	-	Colonial	Colonial	Tudor
Fireplace	-	-	-	-
Kitchen	-	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Stainless Steel Appliance(s)	Stainless Steel Appliance(s), Washer, Refrigerator, Oven, Microwave, Dryer, Dishwasher	Washer, Refrigerator, Oven, Microwave, Dryer, Dishwasher
Basement	-	Full, Partially Finished	Unfinished, Partial	Walk-Out Access, Unfinished
Garage	-	2	1	0

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



				
	43 Clinton St White Plains, NY 10603	303 Hall Avenue White Plains, NY 10604	15 Parkview Court White Plains, NY 10603	35 Grant Avenue White Plains, NY 10603
Parking	-	Attached, 2 Car Attached	Heated Garage, Driveway, 1 Car Attached, Attached	On Street, Driveway
Floors	-	Hardwood	Hardwood	Hardwood
Heat/AC	-	Hot Water, Natural Gas, Central Air	Hot Water, Oil, Window Unit(s)	Steam, Hot Water, Natural Gas, Window Unit(s)
View	-	-	-	-
County	-	Westchester County	Westchester County	Westchester County
Community	-	White Plains	White Plains	White Plains
Subdivision	-	Westminster Ridge	-	Broadway Park
School District	White Plains	White Plains	White Plains	White Plains
Elementary School	White Plains	Call Listing Agent	Call Listing Agent	Call Listing Agent
Middle School	White Plains	White Plains Middle School	White Plains Middle School	White Plains Middle School
High School	White Plains	White Plains Senior High School	White Plains Senior High School	White Plains Senior High School

\*SQFT = Total Combined Square Feet

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	5	1	1,990	0.27		-	-	-	

<b>Sold Properties</b>		Bed	Bath	SqFt*	Lot Acres	List Price	\$/SqFt	Sale Price	% List \$	Days
1.	 22 Chadwick Road White Plains, NY 10604	4	3	2,214	0.22	\$849,000	\$410	\$907,000	107%	11
2.	 60 Park Circle White Plains, NY 10603	4	3	2,151	0.23	\$799,000	\$407	\$875,000	110%	13
3.	 11 Parkview Court White Plains, NY 10603	4	2	2,400	0.14	\$935,000	\$385	\$925,000	99%	16
4.	 56 Crane Avenue White Plains, NY 10603	4	3	1,689	0.32	\$705,000	\$429	\$725,000	103%	20
5.	 133 Woodcrest Avenue White Plains, NY 10604	5	4	2,800	0.21	\$949,000	\$330	\$925,000	97%	73
6.	 303 Hall Avenue White Plains, NY 10604	4	3	2,894	0.27	\$875,000	\$290	\$840,000	96%	27
7.	 15 Parkview Court White Plains, NY 10603	4	3	1,983	0.14	\$699,000	\$388	\$770,000	110%	17
8.	 35 Grant Avenue White Plains, NY 10603	4	3	1,532	0.17	\$699,000	\$506	\$775,000	111%	15

\*SQFT = Total Combined Square Feet


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








**Keith Simone**


Real Estate  
Salesperson

 (914) 359-5599  
DIRECT PHONE

 (914) 328-8400  
OFFICE PHONE

 [ksimone@houlihanlawrence.com](mailto:ksimone@houlihanlawrence.com)  
EMAIL

 <http://keithsimone.com>  
WEBSITE

 237 Mamaroneck Avenue  
White Plains, NY 10605  
ADDRESS

Keith Simone is a Real Estate Salesperson servicing Westchester, Putnam and Fairfield Counties. He specializes in the suburbs North of New York City, and is licensed in both New York and Connecticut.

Having grown up in White Plains and now residing next door in West Harrison, Keith has lived in central Westchester for over 35 years. He's been Licensed as a Real Estate Salesperson since 2017, and knows the area inside out. Keith believes that client satisfaction is key, and takes great pride in his work ethic to ensure that all clients are happy - whether they're buying or selling their home.

Keith has two kids and he is a diehard fan of the Yankees, Jets, and Knicks. When he's not helping clients find their dream homes, Keith can be found spending time with his kids or cooking up a storm in his kitchen.

Designations and Memberships: Certified Buyer Representative (CBR) and a member of HGAR (Hudson Gateway Association of Realtors), OneKey MLS, SmartMLS, NYSAR and NAR.

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