

Residential Lots for Sale

429 West Street, Harrison, NY

Be the first to build on this residential zoned land in prominent Harrison, New York

Two contiguous residential lots offered for individual or package sale



PROPERTY HIGHLIGHTS:

Lot 429 is 2.65 acres

Lot 417 is 1.41 acres

Total of 4.117 acres

Stone fence separating the two parcels from surrounding properties

Owner currently installing sewer

State owned land behind both parcels limiting development behind these parcels

Safe, quiet, and convenient neighborhood

Minutes from Interstates 95 and 287, and the Hutchinson River and Merritt Parkways

Minutes from local schools, golf courses, shopping and entertainment district of White Plains

Land surveys provided on subsequent pages

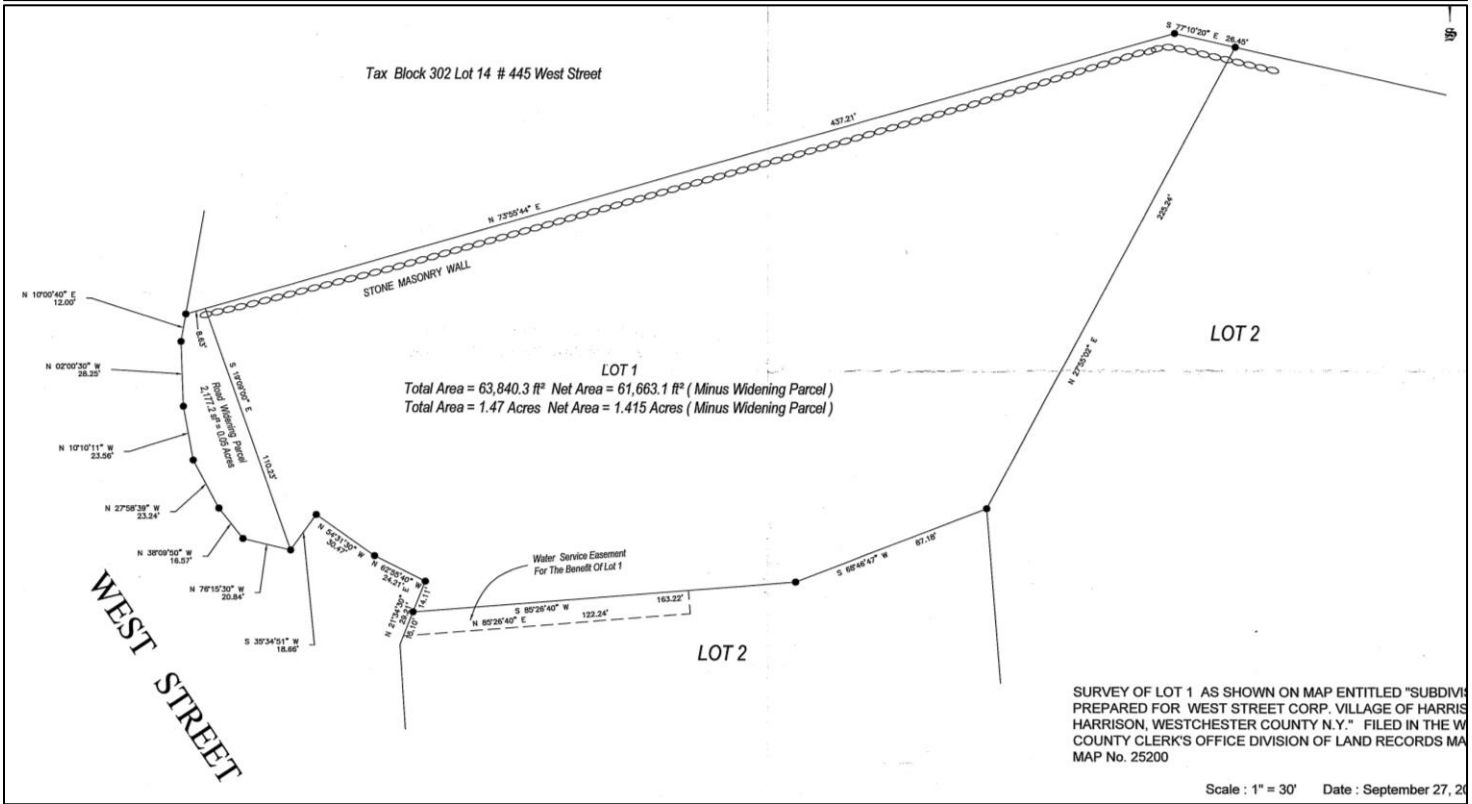
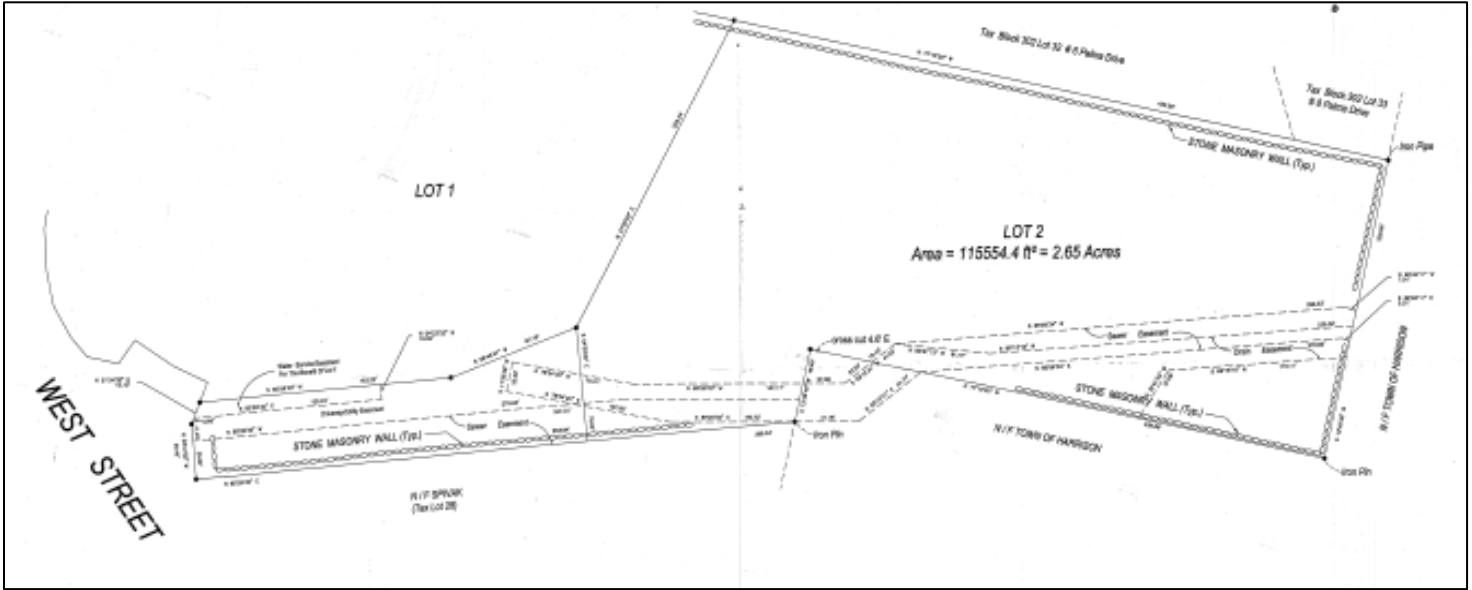
For more information or to view the property, contact:
Nico V. Rossi at 914.874.6758 * 914.422.0100, ext. 17 or
Nico@rakowgroup.com

10 New King Street, White Plains, NY 10604 | RakowGroup.com

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

RAKOW

COMMERCIAL REALTY GROUP



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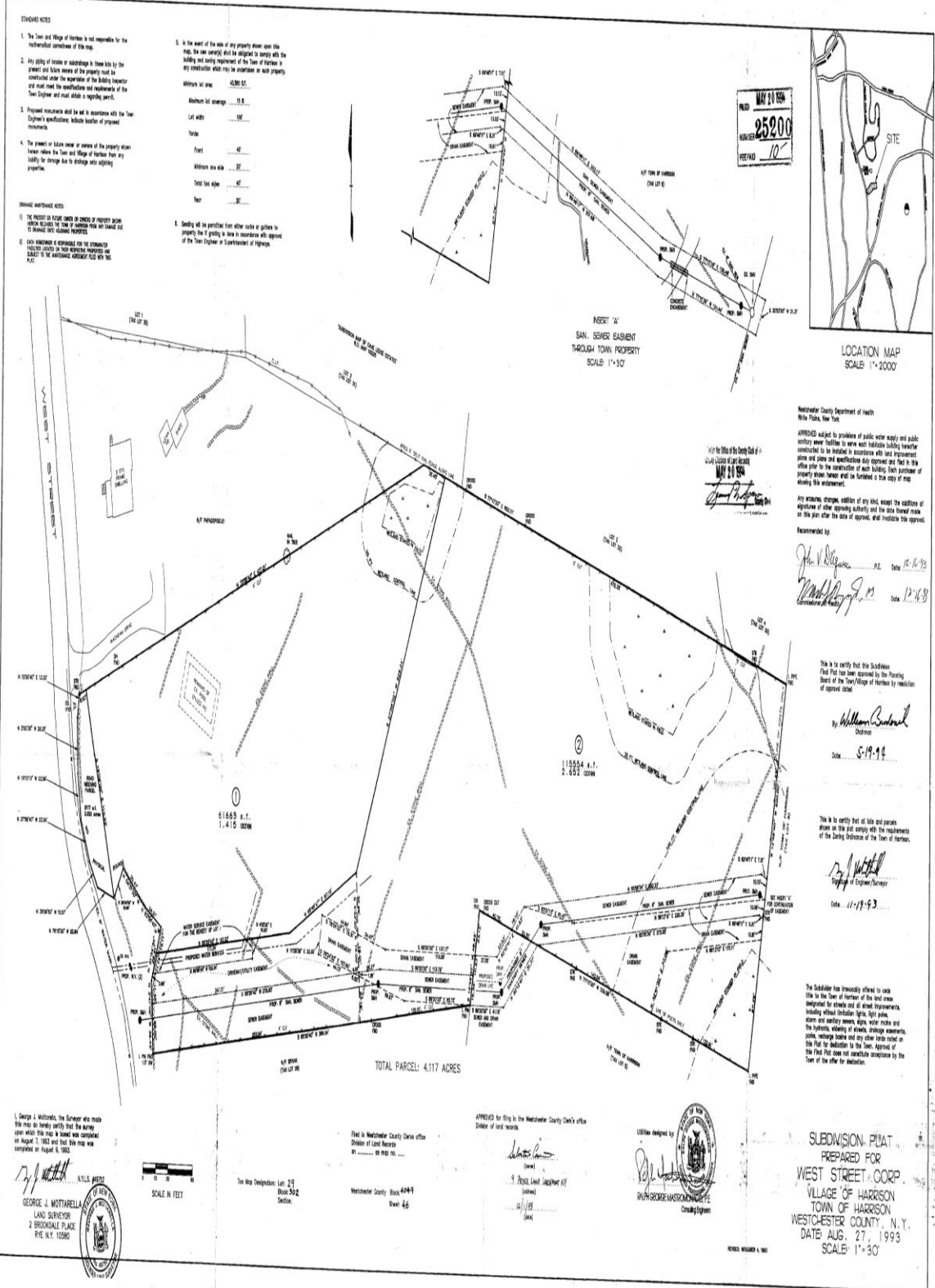
COMMERCIAL REALTY GROUP

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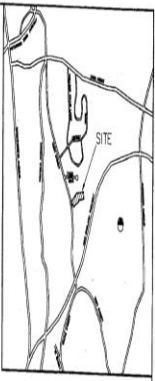
- STANDARD NOTES**
- The Town and Village of Harrison is not responsible for the construction of the map.
 - Any party of record or otherwise in possession of the property shall be notified under the supervision of the Surveyor and shall be required to furnish the Surveyor with all necessary information and documents for the proper execution of the map.
 - Approved documents shall be in accordance with the Town of Harrison's specifications, including building of proposed improvements.
 - The present or future owner or owners of the property shall remain liable for the Town and Village of Harrison from any liability for damage due to drainage and adjoining property.
- GENERAL NOTEBOOK NOTES**
- THE PRESENT OR FUTURE OWNER OR OWNERS OF PROPERTY SHOWN HEREON SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE CORRECTNESS OF THE INFORMATION PROVIDED.
 - THE INFORMATION CONTAINED ON THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

5. In the event of any error or omission in this map, the new survey shall be subject to survey with the building and zoning requirements of the Town of Harrison in all instances which may be applicable to such property.

Width of lot center ... 42.00 FT.
 Width of lot center ... 21.5
 Lot width ... 100
 Front ... 40
 Width of lot side ... 100
 Total lot side ... 40
 Rear ... 100

6. Satisfy all the parties to the other notes or parties to the property the 1st party to be in accordance with approval of the Town Engineer or Superintendent of Highways.

FILED MAY 24 1994
 25200
 RECORDED 10



LOCATION MAP SCALE 1" = 2000'

Westchester County Department of Health
 White Plains, New York

APPROVED subject to provisions of public water supply and public sanitary sewer facilities to serve such subdivision hereby transferred constructed to be installed in accordance with said Department's plans and specifications and approved and filed in the office prior to the construction of such facilities. Each purchaser of property shown hereon and as shown on a true copy of map showing this endorsement.

Any variance, change, addition of any kind except the addition of approval of other approving authority and the data thereof made on the plan after the date of approval, shall invalidate this approval.

Recommended by:
 Nico V. Rossi, P.E. Date: 8-16-93
 William J. Rossi, P.E. Date: 12-16-93

This is to certify that the Subdivision
 Plan has been approved by the Honorable
 Board of the Town/Village of Harrison by resolution
 of approval dated
 8-19-93
 by William J. Rossi
 Chairman

This is to certify that all lots and parcels
 shown on this map comply with the requirements
 of the zoning Ordinance of the Town of Harrison.
 11-17-93

The Subdivider has irrevocably offered to make
 title to the Town of Harrison of the land hereon
 designated for streets and all street improvements,
 including street widening, utility poles,
 storm and sanitary sewers, signs, water mains and
 the systems, utility of streets, drainage easements,
 and other utility lines and any other items needed on
 the Plan for dedication to the Town, Approval of
 the Plan shall constitute acceptance by the
 Town of the offer for dedication.

George J. Mottarella, the Surveyor who made
 this map so hereby certifies that the survey
 upon which this map is based was completed
 on August 7, 1993 and that this map was
 completed on August 8, 1993.

GEORGE J. MOTTARELLA
 LAND SURVEYOR
 2 BRONXVILLE PLAZA
 WHITE PLAINS, N.Y. 10606

SCALE IN FEET

See New Dispensation: Lot 29
 Block 502
 Section

Westchester County Book 4049
 Sheet 46

APPROVED for filing in the Westchester County Clerk's office
 Director of Land Records

Utilities designed by
 PHINCHBROOK HARRISON ENGINEERS
 CHALLENGERS

SUBDIVISION: PRIVATE
 PREPARED FOR
 WEST STREET, CORP.
 VILLAGE OF HARRISON
 TOWN OF HARRISON
 WESTCHESTER COUNTY, N.Y.
 DATE: AUG. 27, 1993
 SCALE: 1" = 30'

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