

## 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

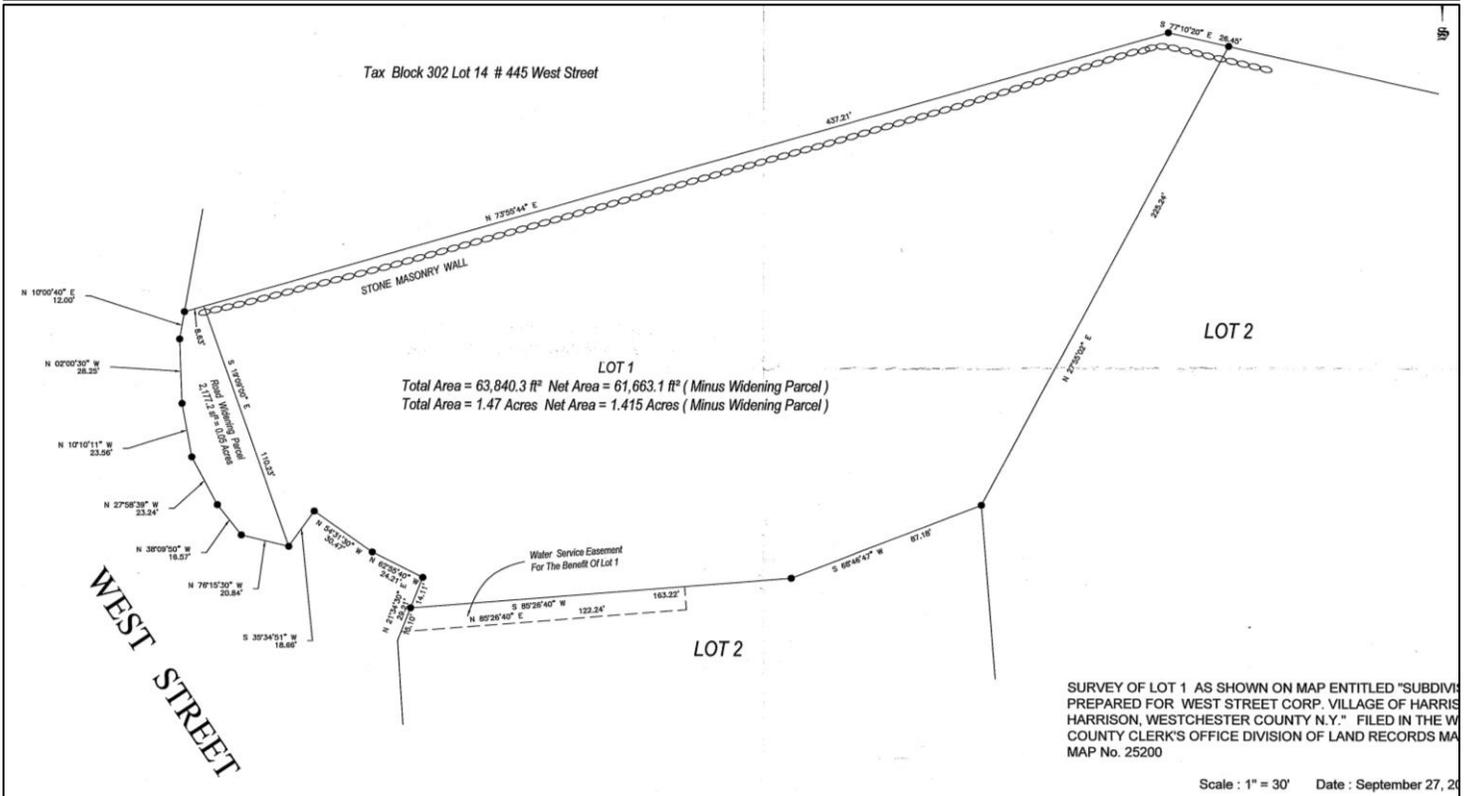
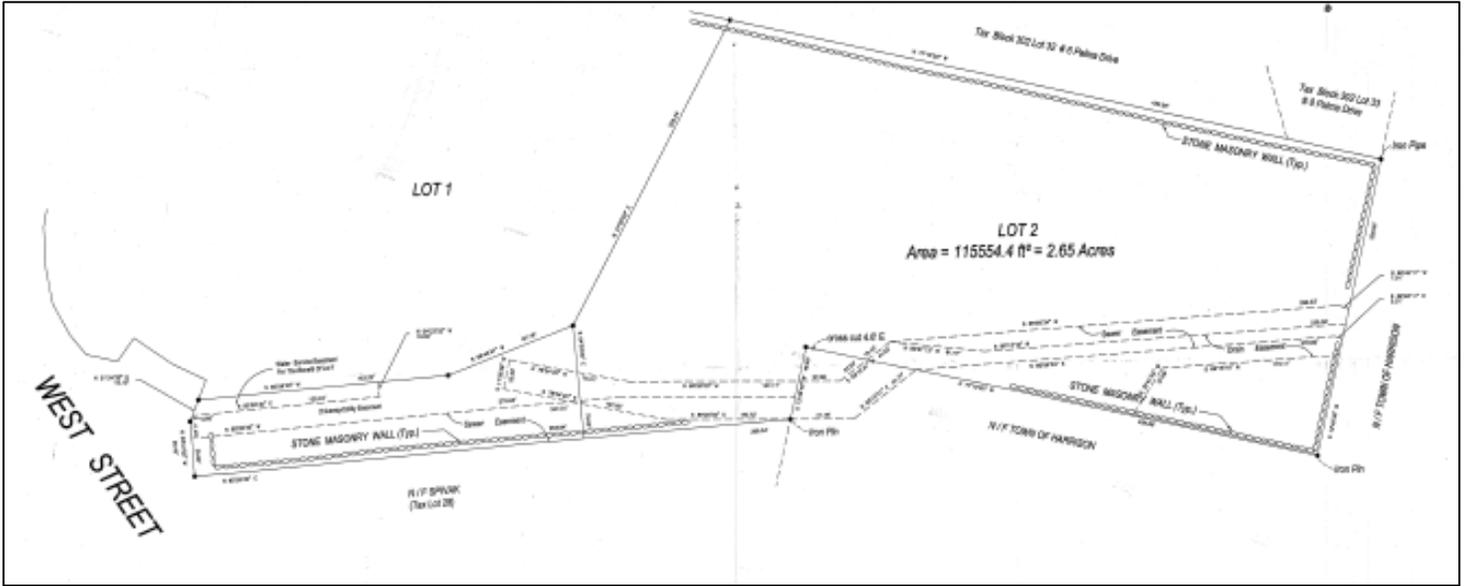
For more information or to view the property, contact:  
Nico V. Rossi at 914.874.6758 \* 914.422.0100, ext. 17 or  
[Nico@rakowgroup.com](mailto:Nico@rakowgroup.com)

10 New King Street, White Plains, NY 10604 | [RakowGroup.com](http://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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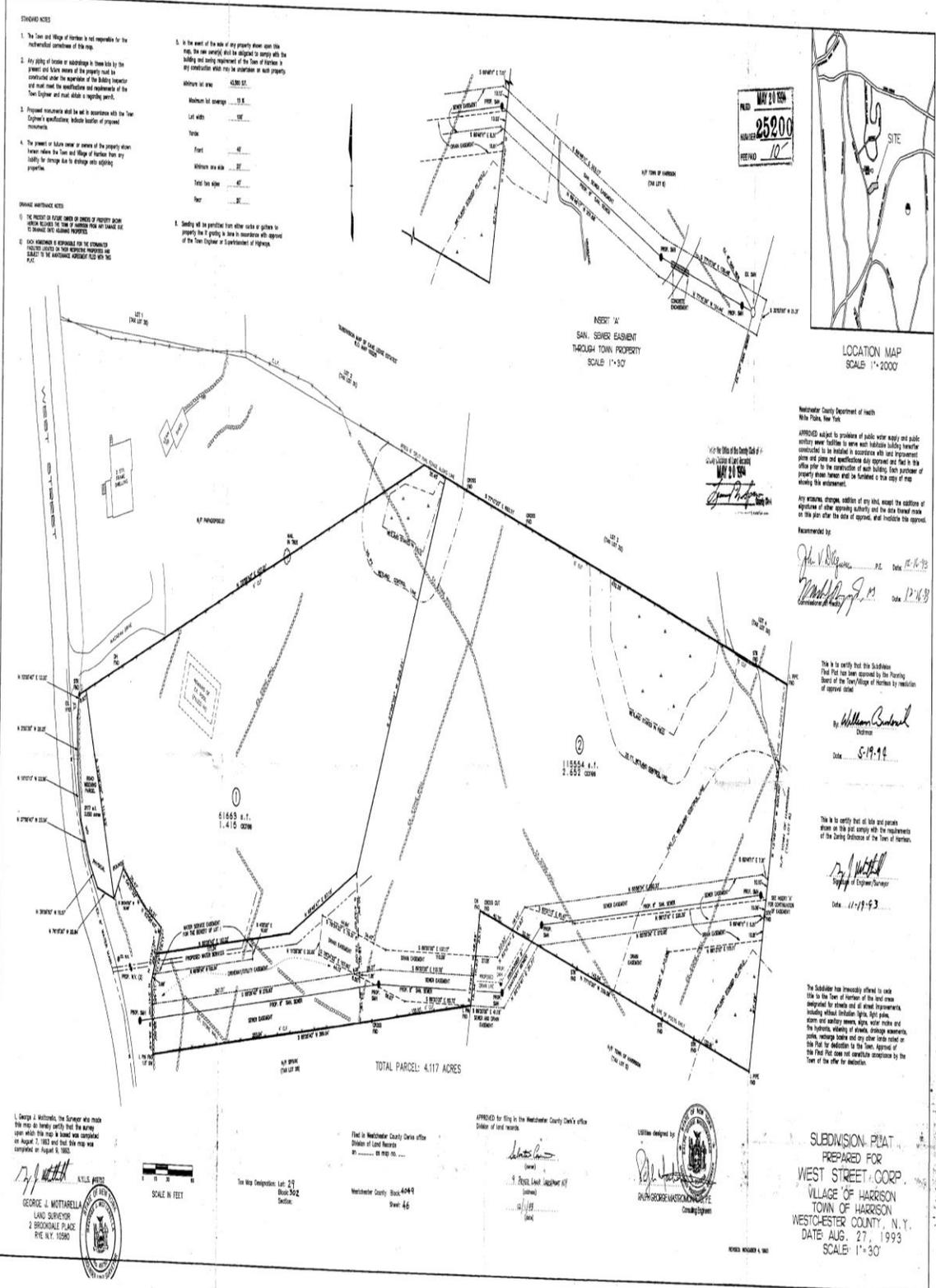
COMMERCIAL REALTY GROUP

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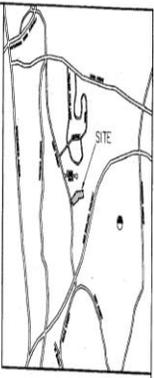
- STANDARD NOTES**
- The Town and Village of Harrison is not responsible for the construction of the map.
  - Any party of record or otherwise in possession of the land shown on this map shall be responsible for the accuracy of the information shown thereon.
  - Approved measurements shall be in accordance with the Town Engineer's specifications, including bearings of proposed measurements.
  - The present or future owner or owners of the property shown hereon shall be liable for the Town and Village of Harrison from any liability for damage due to drainage into adjoining property.
- GENERAL NOTEBOOK NOTES**
- THE PRESENT OR FUTURE OWNER OR OWNERS OF PROPERTY SHOWN HEREON SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.
  - THE PRESENT OR FUTURE OWNER OR OWNERS OF PROPERTY SHOWN HEREON SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

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 ... 22.5  
 Lot width ... 100  
 Front ... 40  
 Width of lot side ... 20  
 Total lot side ... 40  
 Rear ... 20

6. Satisfy all the parties to the other notes or parties to property the 1<sup>st</sup> 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 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 site after the date of approval, shall invalidate this approval.

Recommended by:  
 Date: 6-16-93  
 Date: 12-16-93

It is to verify that the Subdivision  
 that has been approved by the Honorable  
 Board of the Town/Village of Harrison by resolution  
 of approval dated  
 by William S. ...  
 Date: 6-19-94

It is to verify that all lots and parcels  
 shown on this map comply with the requirements  
 of the zoning Ordinance of the Town of Harrison.  
 Date: 11-19-93

The Subdivider has previously offered to make  
 title to the Town of Harrison of the land now  
 designated for streets and all street improvements,  
 including street widening, signs, light poles,  
 storm and sanitary sewers, signs, water mains and  
 the systems, utility of streets, drainage easements,  
 and other public works and any other items listed on  
 the Plan for dedication to the Town, Approval of  
 the Plan for dedication is hereby accepted 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

Soil Map Designation: Lot 29  
 Block 502  
 Section

Westchester County Block 404-9  
 Sheet 46

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

Utilities designed by  
 S. Peter Lind (Seal)  
 S. Peter Lind (Seal)  
 S. Peter Lind (Seal)

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

For more information or to view the property, contact:  
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