

# \$1,495,000 - 31 Edgewood Avenue, Larchmont

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MLS® #835597

**\$1,495,000**

4 Bedroom, 3.00 Bathroom, 2,159 sqft

Residential on 0.29 Acres

N/A, Larchmont, NY

1894 farmhouse in pristine condition, surrounded by picture postcard gardens, designed by the owner, a prize-winning landscape designer. This stylish & inviting home is filled with period architectural detail and offers great flow for living and entertaining. The first floor's welcoming living room has built-in bookshelves and a fireplace, spacious dine-in kitchen, powder room, a formal dining room and a large, sun-lit family room, both of which have original French doors that open to the patio and verdant outdoors. Upstairs are 3 bedrooms, dressing room/office, hall bath and tree-top views. The lower, walk-out level features the 4th bedroom, a large, sun-lit multi-use room with two closets, full bath, mudroom and garage. Beneath is a cellar with perfect temperature for wine and can be used as a workshop. The outdoors is a private oasis and includes side yard, level rear yard, a tool/potting shed, waterfall, lily pond, fire-pit sitting area and fully-enclosed raised-beds for vegetables and fruit. Perfectly situated on a tree-lined street, just steps from Larchmont train, all public schools, Memorial Park/tennis courts and Village restaurants & shops. Listed square footage per town records includes lower level. Per licensed independent measurer, there is 2,490 sf. of living space in this unique and delightful home.



Built in 1894

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 835597                  |
| Price          | \$1,495,000             |
| Sold Price     | \$1,702,000             |
| Date Sold      | June 25th, 2025         |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,159                   |
| Acres          | 0.29                    |
| Taxes          | \$20,458                |
| Year Built     | 1894                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Farmhouse               |
| Status         | Closed                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 31 Edgewood Avenue |
| Subdivision | N/A                |
| City        | Larchmont          |
| County      | Westchester County |
| State       | NY                 |
| Zip Code    | 10538              |

### Amenities

|              |                       |
|--------------|-----------------------|
| Utilities    | Natural Gas Connected |
| Parking      | Attached              |
| # of Garages | 1                     |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior          | Hardwood                                                                                                                                                                  |
| Interior Features | Built-in Features, Chandelier, Chefs Kitchen, Crown Molding, Eat-in Kitchen, Entrance Foyer, Formal Dining, Granite Counters, Natural Woodwork, Original Details, Storage |
| Appliances        | Convection Oven, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Gas Water Heater                                                    |
| Heating           | Heat Pump, Hot Water                                                                                                                                                      |
| Cooling           | Central Air, Ductless                                                                                                                                                     |

|                 |                           |
|-----------------|---------------------------|
| Has Basement    | Yes                       |
| Basement        | Finished                  |
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Living Room, Wood Burning |

## Exterior

|          |       |
|----------|-------|
| Exterior | Frame |
|----------|-------|

## School Information

|            |                        |
|------------|------------------------|
| District   | Mamaroneck             |
| Elementary | Murray Avenue          |
| Middle     | Hommocks School        |
| High       | Mamaroneck High School |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 5               |
| Levels         | Three Or More   |

## Listing Details

|                     |                        |
|---------------------|------------------------|
| Listing Courtesy of | Houlihan Lawrence Inc. |
|---------------------|------------------------|

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Listing information last updated on October 27th, 2025 at 12:16pm EDT