



# RARE MIXED-USE OPPORTUNITY

259 WESTCHESTER AVENUE, POUND RIDGE, NY 10576

AGENT

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## PROPERTY OVERVIEW

259 Westchester Avenue is part of Pound Ridge's rich past. Located in the heart of the historic hamlet, it was the former Samuel Parker house. Built in 1860, this mixed-use building has housed the old Schelling's Market, as well as the Samuel Parker Café. Located across the street from Jean George's Inn at Pound Ridge, this unusual offering enjoys high visibility near the intersection of Routes 124 , 172 and 137. It is situated next to the town-owned Conant Hall and close to the Hiram Halle Library as well as the Pound Ridge Historical Society. The property, a .27-acre parcel, has on-site parking in front and behind the building. The property has two buildings: the main retail space and a large studio/storage barn. A beautifully landscaped side yard with terrace, seating areas and raised bed gardens is accessible to both the retail space and the apartment.

## MAIN BUILDING

The main building at 259 Westchester Avenue is divided into two distinct spaces by floor. The first floor is an artfully designed retail space. Double doors with a capped by a copper roof are centered on the storefront. They open to a vestibule with distinctive tile floor. Wooden steps lead up to the main retail space. The two areas divides by the stairs are windowed and the area has a beadboard ceiling. The main space has a ceiling of pressed tin. Floors are bleached, wideboard and an antique stone sink has been added to a wall. Custom lighting adds to the ambiance. A door leads out to the landscaped courtyard with custom lighting. A Changing Room is located to one side while the main space is designated as a Design Room. A hall provides access to the Powder Room with pedestal sink and beadboard. An Office house Utilities. The Kitchen with Shaw's farm sink houses a General Electric Washer and Dryer. The Kitchen has a door to access the apartment, located on the second floor. A door at the rear of the space leads out to the back parking lot.

## APARTMENT

A private entry, as well as a locked entry from the retail space, provides access to the second floor apartment. The 2200 square foot space is beautifully finished and professionally decorated. Rich colors mix with the pale wood floors. This loft-like space is open and airy with great natural light and stylish fittings. A large Great Room with vaulted, beamed ceiling lies in the center of the space. On one end, a hall with Linen and Utility Closets leads to sleeping quarters. The Primary Bedroom is spacious and features a vaulted, beamed ceiling and a walk-in closet. A second Bedroom shares a Hall Bath with clawfoot tub. On the other side of the Great Room is the Kitchen with leathered granite counters and



ceramic tile backsplash. Appliances include a Smeg Refrigerator, Miele Dishwasher and Bertazzoni gas Range/Oven. A hall accesses the Third Bedroom as well as a second Bath with pedestal sink and shower. Bessler stairs lead to the Attic.

The unfinished Basement houses storage space and mechanicals.

## CONSTRUCTION DETAILS

The foundation is fieldstone: the construction is frame: the exterior is clapboard: and the roof is asphalt shingle. Leaders and gutters are copper. The HVAC system was replaced with three zone of efficient propane hydroair heat and central air conditioning. An alarm system and security cameras are additional improvements.

## THE BARN

The Barn is both heated and air conditioned. The first floor houses a large Garage/Storage space as well as the Utility Room. The Second Floor houses a large Studio with storage closet.



































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## BEDFORD OFFICE

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## POUND RIDGE OFFICE

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