

# \$699,000 - 269 Betsy Brown Road, Rye Brook

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MLS® #861803

**\$699,000**

3 Bedroom, 2.00 Bathroom, 1,612 sqft

Residential on 0.28 Acres

N/A, Rye Brook, NY

Welcome to this charming, classic Cape Colonial set on a beautifully flat property in the award-winning Blind Brook School District! This timeless gem features a formal living room with a wood-burning fireplace, and a spacious family room/den with access to the yard and garage—perfect for everyday living and entertaining. Host holidays in the elegant dining room with original built-ins and access to a side patio. The first floor also offers a flexible office or 4th bedroom next to a full bath—ideal for guests or working from home. The large eat-in kitchen with breakfast area and yard access is ready for your dream renovation! Upstairs, you'll find a sweet primary bedroom with a walk-in closet, two additional well-sized bedrooms, and a hall bath. The finished lower level provides bonus space for a playroom, gym, or storage. Enjoy summer barbecues in the expansive, flat backyard. With two driveways—rare and convenient—there's ample parking for all your guests. Lovingly maintained and full of potential, this home is a true blank canvas ready for your vision!



Built in 1938

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 861803    |
| Price      | \$699,000 |
| Sold Price | \$816,300 |

|                |                         |
|----------------|-------------------------|
| Date Sold      | July 28th, 2025         |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,612                   |
| Acres          | 0.28                    |
| Taxes          | \$18,920                |
| Year Built     | 1938                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Colonial                |
| Status         | Closed                  |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 269 Betsy Brown Road |
| Subdivision | N/A                  |
| City        | Rye Brook            |
| County      | Westchester County   |
| State       | NY                   |
| Zip Code    | 10573                |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, Trash Collection Public, Water Connected |
| Parking Spaces | 4                                                                                |
| Parking        | Driveway, Garage                                                                 |
| # of Garages   | 1                                                                                |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior          | Hardwood                                                                  |
| Interior Features | First Floor Bedroom, First Floor Full Bath, Eat-in Kitchen, Formal Dining |
| Appliances        | Dishwasher, Dryer, Oven, Range, Refrigerator, Washer                      |
| Heating           | Hot Water, Oil                                                            |
| Cooling           | Wall/Window Unit(s)                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | See Remarks, Storage Space                                                |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |

### Exterior

|                 |                                                |
|-----------------|------------------------------------------------|
| Lot Description | Back Yard, Corner Lot, Near School, Near Shops |
| Exterior        | Shingle Siding                                 |

**School Information**

|            |                                     |
|------------|-------------------------------------|
| District   | Blind Brook-Rye                     |
| Elementary | Bruno M Ponterio Ridge Street Schoo |
| Middle     | Blind Brook-Rye Middle School       |
| High       | Blind Brook High School             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 15             |
| Levels         | Two            |

**Listing Details**

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

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