

\$2,195,000 - 40 Ocean (lot 2) Avenue, Larchmont

MLS® #H6324772

\$2,195,000

0 Bedroom, 0.00 Bathroom,
Land on 0.35 Acres

N/A, Larchmont, NY

Welcome to 40 Ocean (LOT 2) Avenue, a once-in-a-lifetime opportunity to build your dream residence in one

of Westchester's most esteemed and coveted neighborhoods. Nestled in the heart of the prestigious Larchmont Manor coastal community, this prime .35-acre parcel offers Long Island Sound water views and the perfect canvas to bring your vision to life. Embrace multiple levels, a grand foyer, formal dining and living rooms, a formal study, a library, wrap-around porch and expansive outdoor spaces perfect for family gatherings and elegant entertaining. The possibilities are endless!

Imagine your future home among some of the most architecturally significant and sought-after properties in Westchester County and beyond. This is a rare and exciting chance to craft a stunning residence that reflects your unique style and sophistication. You will enjoy easy



access to the picturesque Larchmont Manor Park,
Horseshoe Harbor Yacht Club, and exclusive private
beach clubs blocks away. Immerse yourself in the vibrant downtown
area, where charming boutiques, acclaimed restaurants,
and essential conveniences await. Chatsworth Elementary School, the
French-American School, the Public Library, and many
playgrounds and green spaces are also conveniently

situated within walking distance, making this an ideal
location for all generations. 40 Ocean (LOT 2) Avenue is more than just a
location - it is an invitation to create a home of distinction
and elegance in an iconic community renowned for its charm
and architectural heritage. Donâ€™t miss this exceptional
opportunity to build your dream home in a unique setting
that blends coastal living with the dynamic energy of a
thriving, prestigious neighborhood. Please do not walk the
property without an appointment. Additional
Information: SoilType:Unknown

Essential Information

MLS® #	H6324772
Price	\$2,195,000
Sold Price	\$1,500,000
Date Sold	April 29th, 2025

Bathrooms	0.00
Acres	0.35
Type	Land
Status	Closed

Community Information

Address	40 Ocean (lot 2) Avenue
Subdivision	N/A
City	Larchmont
County	Westchester County
State	NY
Zip Code	10538

Amenities

Utilities	Trash Collection Public, Natural Gas Available, Sewer Available, Water Available
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Exterior

Lot Description	Cleared, Level
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School Information

District	Mamaroneck
Elementary	Chatsworth Avenue
Middle	Hommocks
High	Mamaroneck High School

Additional Information

Date Listed	September 13th, 2024
Days on Market	67

Listing Details

Listing Courtesy of	Compass Greater NY, LLC
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Listing information last updated on November 3rd, 2025 at 8:30am EST