

# A COMMANDING COASTAL ESTATE

IT ALL STARTS WITH the views. “They’re simply unparalleled,” says Christy Murphy, agent at Julia B. Fee Sotheby’s International Realty. She and Ellen Stern are marketing this spectacular trophy home in Rye, New York. The direct open vistas of Long Island Sound, serene islands, and the nearby harbor are a rare find in Westchester County. Murphy continues, “Here, you can take in the beauty of nature and the lights of Manursing Island, along with the boats in the basin and even the Fourth of July fireworks from Rye’s historic Playland amusement park.” And best of all, the views can be enjoyed throughout the entire property—from nearly every room to the outdoor deck with its year-round hot tub, golf tee, and underfoot skylights that look through to the indoor pool below.

The list of amenities is almost endless, encompassing both indoor and outdoor pools, a fully equipped pool house, tennis court, a private peninsula that once served as the landing for the ferry from Oyster Bay, a restored 19th-century stone bath house, and two-sided dock with ample room for sizable boats. Inside, a mahogany, 4,000-bottle wine room features the most state-of-the-art mechanicals. The walkout lower-level serves as its own recreational oasis with a game room, eight-person sauna, and gym.

The exquisite design by master Shope Reno Wharton Architects is apparent in every detail, from the shingle-style exterior’s rustic stonework and imposing columns to the custom finishes, including the coffered and domed ceilings and the cherry and mahogany millwork. Unique touches include the arched mahogany beams over the pool and the six-car garage’s carriage house doors.

With its ultra-private setting atop a high, protected elevation, the property is situated in one of the most sought-after communities in the New York area. Manhattan is only 35 minutes away and fine dining and shopping is accessible in both Rye and Greenwich. “Rye is perfect for the buyer seeking a year-round waterfront lifestyle, but closer to the city than the Hamptons or Greenwich,” says Stern. “Its location offers exceptionally convenient proximity, its public and private schools are highly ranked and easily accessible, and its charming small-town community feel lends itself to a very desirable ease of living.”

This commanding coastal estate takes that Rye lifestyle to another level—now available for \$22 million. ♦

For more information, contact Ellen Stern at 914.584.9854 or Christy Murphy at 914.262.7123.



*This spread, clockwise from above: The estate in Rye, New York, is listed by Julia B. Fee Sotheby’s International Realty at \$22 million; the hot tub and pool boast views of the Long Island Sound; the interior features details by Shope Reno Wharton Architects; the 4,000-bottle wine room; the deck is spectacular.*

