

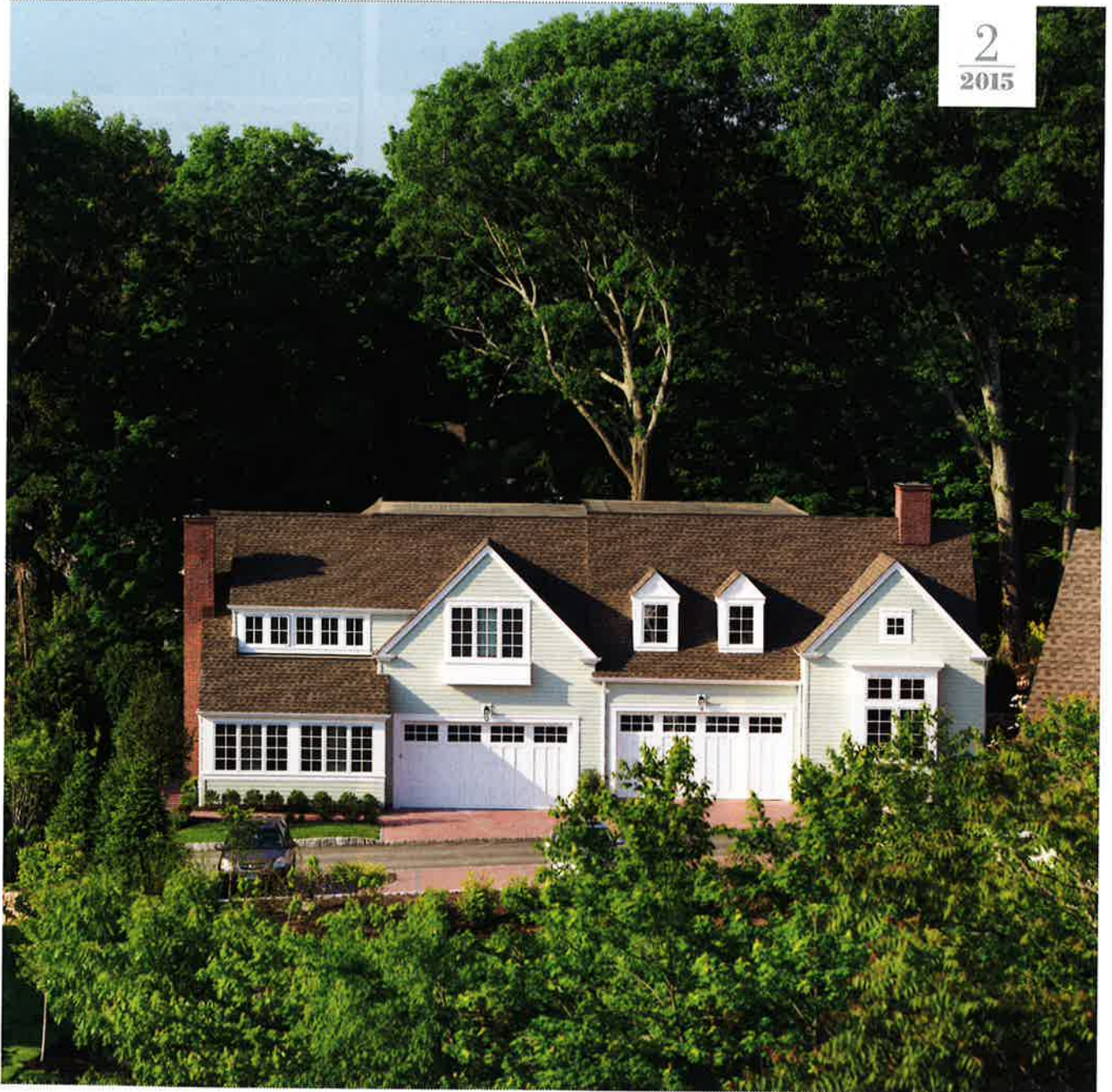
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Hudson Valley Living



The historic river towns up and down the Hudson Valley offer a welcome respite within easy striking distance of the big city.

Thanks at least in part to the rising popularity of Hudson, the thriving arts community on the western border of Columbia County, homes in the surrounding countryside are attracting buyers looking for large tracts north of New York City. One is the barn-style custom home on 66 acres at 197 Pats Road Extension in Ancram, on the market for \$2,485,000, which comes with vaulted beamed ceilings, soapstone counters, reclaimed wood, barn doors, a stone wood-burning fireplace and a 70-foot swimming pool with pool house. With views of the Berkshire Mountains, the home is 20 minutes from Hudson, and about two hours north of Manhattan.

In addition to the grand living space, the home has its own private two-bedroom wing, a fourth en suite bedroom and den, and a guest suite that was completed three years ago. "So many of our buyers are priced out of places like Brooklyn, and they soon find they can work here remotely, and leave the 9-to-5

world behind," Nancy Felcetto, associate broker with Halstead Property. "The owner here used reclaimed products and concrete countertops to create a home that is timeless, totally private and peaceful. Buyers from the city are looking for peace and quiet, and here, they can take the train to the city when they need to."

Cold Spring, a popular river town in Putnam County located about an hour and 10 minutes north of Grand Central Terminal by train, is close enough to the city for weekenders. Within walking distance of the boutiques and restaurants of downtown Cold Spring, 53 Half Moon Ridge, a timber-framed Japanese-style home built in 2003, sits on an 8.6-acre lot on a ridge overlooking the Hudson. The minimalist property abuts the 6,000-acre Hudson Highlands State Park, which offers direct access to some of the most coveted river valley views and hiking trails in the Hudson Valley.

The house can be arranged for four bedrooms, with an additional fifth in the separate guesthouse, which



is connected to the main house by a wooden bridge walkway. In addition to a full wraparound porch, a stone patio affords panoramic views. Geothermal cooling and heating ensures low energy bills. "The asking price of \$2.75 million is fair for 8.6 acres overlooking the Hudson, with protected mountain views, so close to Cold Spring," said Linda Hoffman, sales agent with Houlihan Lawrence. "They put way more than that into the house, importing tiles from Japan, and many other improvements. There is no other house on the market nearby that's designed and crafted as well as this one."

Several Westchester County communities take full advantage of their proximity to the river. In Irvington, a four-bedroom home at the end of a dead-end road at 50 Half Moon Lane, on the market for \$2,595,000, employs floor-to-ceiling windows, skylights and two decks to maximize the water and sunset views. The open-floor-plan ranch-style home with a full lower level, two miles south of the Tappan Zee Bridge, is close to the village, and to the walking and bike paths

OPPOSITE PAGE: The Great Room of the barn-style custom home at 197 Pats Road Extension in Ancram boasts vaulted beamed ceilings and gracious space. Photo: Halstead Property, LLC

TOP: This minimalist timber-framed Japanese-style home in Cold Spring sits on a ridge overlooking the Hudson and abuts the 6,000-acre Hudson Highlands State Park.

ABOVE, MIDDLE: Floor-to-ceiling windows, skylights and two decks maximize the water and sunset views from the home at 50 Half Moon Lane in Irvington. Photo: Dan Milstein

that connect the river towns on the east side of the Hudson. It is a five-minute walk to the Ardsley-on-Hudson Metro-North Railroad station, and a six-minute walk to the town of Irvington.

The taxes are high, but a reassessment in April



should bring some relief. "With a sprawling front lawn behind the front gate, and a pool with river backdrop, this home is an excellent value in Irvington's premier estate area," said Pamela Eskind, associate broker with Coldwell Banker Residential Brokerage.

A five-bedroom, 5,100-square-foot stucco-and-fieldstone English Tudor estate, built in 1909 at 84 Croton Avenue in the historic Captain Merritt area of Mount Kisco in the lower Hudson Valley, is on the market for \$1.3 million. With five fireplaces, a carved staircase, original leaded-glass windows, a porte-cochère, chicken coop (now converted into a children's playhouse) and even a stable with a milking station still intact, the Arts and Crafts-era home still retains a functioning well pump and an opening for the original ice box on the back porch.

"Mount Kisco is known for its sidewalks and its grand, spacious homes, very historic, and all very charming," said Dorothea Roeder, associate broker with William Raveis Real Estate. "These grand homes take a very special person to appreciate. If you are looking for privacy on 10 acres, this is not it. This is about being able to walk to the train station like they did 100 years ago, and living in the same classic, very stately homes. Today, it is still a great area for commuters. This home is a real treasure, like buying an heirloom."

It is not often that a grand 1920s brick manor house on more than 18 acres, complete with a pool and gatehouse, all overlooking the Hudson, comes onto the market. Located at 175 North Old Post Road in Croton-on-Hudson next to the Hudson National Golf Course, the approximately 8,000-square-foot home,



which has been in the same family since 1966, features four-bedroom suites (and eight bedrooms in all), 10 fireplaces, Prohibition-era cabinets in the walls, a secret saloon in the lower level and a pool with dual cabanas.

The property, listing for \$2.5 million, is two miles to the Croton-Harmon Metro-North Station, and has a variance for a six-lot subdivision. "It will take a lot of updating, and today's buyers will want to take down some walls and expand the bedrooms," said Athena Miles, sales agent with Houlihan Lawrence. "It is a project, no question, but once it is renovated, with new plumbing and wiring, it will be spectacular. For \$2.5 million, to get 18 acres and a home with a great room with 25-foot ceilings and views of the Hudson River from nearly every room is compelling."

In Tarrytown, Hudson Harbor is a sophisticated waterfront development of townhouses, carriage houses and condominium apartments steps away from the train station, 10 minutes from the Westchester County Airport and 16 miles north of Manhattan. At 4,520 square feet, the five-bedroom townhouse at 159 West Main Street, listing for \$2,399,999, is the largest of all of Hudson Harbor's residences. The four-level home overlooking the river and the Tappan Zee Bridge com-



prises three fireplaces and elevator, and features high ceilings and an integrated sound system throughout. The unit was professionally designed with built-ins, window seats and a second food preparation area on the top (fourth) floor for entertaining on the second terrace. There is also a media room and a library, and all the art and furniture inside the townhouse are protected from sun damage by a special UV coating on the windows.

Each of the townhomes was built with a Georgetown feel, where each facade is unique. The amenities include a clubhouse, pool, fitness club, tennis, yoga studio, two restaurants and a Hudson River promenade, with the Tarrytown Marina Boat Club nearby. "This is really the only choice for high-end riverfront condos in southern Westchester, and they really did it right," explained Dalia Valdes, associate broker with Julia B. Fee Sotheby's International Realty. "Here you can be on the water, a 20-minute drive from Manhattan, and have an enormous amount of space at a fraction of the price. You can even see Manhattan from the village, with our own restaurants and a music hall close by. And now with the river walk, it feels more like Miami or Lake Geneva, but with more of an urban, New York state of mind. Compared with waterfront prices in the



OPPOSITE PAGE, LEFT: This stately stucco-and-fieldstone English Tudor estate is located at 84 Croton Avenue, in Mount Kisco.

OPPOSITE PAGE, RIGHT: The 1920s manor house at 175 North Old Post Road, in Croton-on-Hudson, N.Y., has 18-plus acres.

LEFT: The townhouse at 159 West Main Street, in Tarrytown, is Hudson Harbor's largest residence. Photo: Robert Socha

ABOVE: The colonial at 1094 U.S. Highway 9W in Upper Grand View offers sweeping views of the Hudson River.

city, the asking price is a real bargain."

On the western bank of the Hudson, Upper Grand View, just south of Nyack and north of Piermont, is coveted for its scenic river views over the Tappan Zee Bridge. The five-bedroom colonial-style home at 1094 U.S. Highway 9W, on the market for \$1,999,999, was built in 2007 on a 1.6 acre lot, with three fireplaces and plenty of oversize windows to maximize the views. There is also a pool, three-car garage, dramatic two-story entry to a great room, master bedroom with deck, main floor media room and office, and a full walkout basement. The 4,068-square-foot house is also wired to be a smart home.

"This home has every modern convenience, and is very well built," said Margaret "Peggy" Connolly, associate broker with Better Homes and Gardens Rand Realty. "It is special first and foremost for the views and the location, but once inside, you quickly see that the architecture and workmanship, with plenty of windows, beautiful wood and porcelain floors with a true gourmet kitchen, is all on a very high level, as you might expect from Upper Grand View. To have Hudson River views this close to New York City is a special combination."