

Lower Westchester



The highly accessible cities and towns of southern Westchester bring an urban sensibility at an attractive price that many properties in New York City cannot match. For buyers with an aversion to suburbia who are looking to leave the city, this is a great place to start.

With a 26-minute commute by train, and less by car, Bronxville has long been an attractive mix of urban and suburban qualities north of New York City. A 1926 Mediterranean estate, authentically restored in 2001, as one of four estates on a private road in Bronxville, is currently on the market for \$5,595,000. The 0.64 acre lot, at 279 Pondfield Road, is large for Bronxville, and perched on a ridge, with a wooded view of Bronxville Village below. The 13-room home features a radiant-heated solarium, garage parking for three cars (exceedingly hard to find in turn-of-the-century Bronxville), 14-foot vaulted ceilings in the living room, original hand pegged flooring and an elevator. The dining room, with rich Venetian plaster walls, is large enough to host din-

ner parties for 20 or more.

The new listing is within easy walking distance of the train and the village, and has been included on the itinerary for The Bronxville Historical Conservancy's annual house tour. "The current owner restored every inch, and spent just under \$1 million on landscaping alone, with beautiful stone walls and stone walkways that lead through the gardens and terraces," said Kathleen Collins, sales agent at Julia B. Fee Sotheby's International Realty. "This is true estate living that is only a 20-minute drive to New York City, and ideal for those wary of the isolation of some other parts of Westchester."

Priced at \$1,550,000, the brick center-hall colonial at 40 Hathaway Road in Bronxville is special because



unlike its neighbors, which were built in the 1920s and 30s, this home, with a family room featuring a soaring cathedral ceiling and two-story stone wood-burning fireplace, was built in 1996. The 3,900-square-foot home, with an additional 1,200 square feet in the finished basement, comes with a fifth bedroom/nanny suite with a full bathroom on the lower level.

Less than a tenth of a mile from the Hutchinson Parkway, the home is near the area's many professional golf courses, along with a horse riding stable, the Long Island Sound and the Post Road for Scarsdale shopping. "The area is perfect for city people who aren't inclined to drive," said Charles Albertario, associate broker with Better Homes and Gardens Rand Realty. "You just don't need to drive to live here comfortably. And you can't find more than 4,000 square feet in Manhattan for this price very easily."

Dubbed "Bronxville's most colorful home," 34 Prescott Avenue is one of 100 original artists' homes in an historic artist colony. Built in 1898 on the highest point in Bronxville, the seven-bedroom, 5,994-square-foot home is currently owned by a South African couple, both artists, and filled with Victorian whimsy and contemporary art, including an installation of fanciful rubber dishwashing gloves overhanging the eat-in kitchen. The master bedroom, which is in a round tower at the corner of the house, has painted angels on its domed ceiling.

With a 13-foot ceiling in the great room, seven bedrooms, a full complement of fireplaces, a two-car garage on the lower level and a one-car garage on the upper level, the home is listing for \$4,250,000. "This is a big elegant estate for Bronxville, a true artist's house in a historic artists' colony," said William Dowling, associate broker with Julia B. Fee Sotheby's International Realty. "It is perfect for someone leaving New York City who doesn't want to be too far away from it, and still live in an artistic place. Someone who is involved in the arts inside the city may be surprised to find that a real artistic way of life exists outside it."

Just north of Riverdale in the Bronx, Yonkers offers a wide variety of citified options along the Hudson.



OPPOSITE PAGE: Authentically restored, this 1926 Mediterranean estate at 279 Pondfield in Bronxville boasts a wooded view of Bronxville Village below. Photo: William Pitt Sotheby's International Realty

TOP: This stately brick center-hall colonial at 40 Hathaway Road in Bronxville was built in 1996 and features a soaring cathedral ceiling and two-story stone wood-burning fireplace.

ABOVE, MIDDLE: Set on the highest point in Bronxville, 34 Prescott Avenue is one of 100 original artists' homes in an historic artist colony. Photo: William Pitt Sotheby's International Realty



In the Lawrence Park West estate section of Yonkers, 54 Hereford Road is located on just over a half acre a block away from Sarah Lawrence College. With roughly 4,500 square feet, the stately five-bedroom home, built in 1923 and renovated with a new kitchen and new bathrooms in 2007, includes a four-sided sun-room and a parking area that can accommodate six cars. The radiant heated master bath includes a soaking tub carved from a single block of Portuguese marble, as well as a double vanity, separate shower and Waterworks fixtures. The home also includes a shaft that could accommodate a three-floor elevator.

The home is on the market for \$2.3 million "The current owner moved away from Bronxville to get away from the property taxes, which are substantially lower here for a property this size," said Mary Cassidy, associate broker with Bronxville Real Estate. "Bronxville is less than a half mile away from this home, and unless you know where the border lines are, you wouldn't know whether you were in Yonkers or Bronxville. It all feels like Bronxville here."

Larchmont is one of Westchester's hottest luxury markets right now, offering surprising walkability. Built in 1883 for a member of Larchmont Manor's founding family, 2 Oak Bluff is located directly across the lane from the Larchmont Shore Club, which offers direct waterfront access to the Long Island Sound. With 5,750 square feet, the home comes with its original coffered and barrel ceilings, period moldings, alabaster light fixtures and water views from six bedrooms. The entry foyer is one of the largest in Larchmont, and the home includes a porte-cochère, grand staircase, great room and three-car garage.

The home was recently reduced to \$3,199,000. "The majority of Larchmont is within walking distance, and that is its appeal," explained Pollena Forsman, associate broker with Houlihan Lawrence. "The fact that we have parks scattered all throughout the village creates an outdoor lifestyle, where people are walking, biking to town and to the beach, and not tucked away down a long winding road. It is more of a social place, where your kids know the local merchants. That is what Larchmont is all about."

Penthouse 2D at Trump Tower at City Center in White Plains is on the 32nd floor of one of the city's only four high-rise towers. Built in 2005, Trump



Tower has a long list of amenities, from the large outdoor pool, two tennis courts and basketball court to the barbecue grills and the sprawling playground. Shopping is located some 40 feet across the courtyard at the City Center Mall, with a ShopRite, Barnes & Noble and a Target outlet. A 38-minute commute to Grand Central Terminal, the building also offers a doorman, 24-hour concierge, valet parking, a security force, an indoor pool and a gym, a residents' lounge and a children's playroom.

The penthouse is listing at \$1,745,000, which, at about \$679 per square foot, is a fraction of the cost of a luxury high-rise condo in Manhattan. "Here, it is about the views and the convenience of having a city right at your fingertips, and then having the big city close by," said Alan Neiditch, associate broker with Coldwell Banker. "It is a safe place to live, and the train station is just a 10 minute walk. Our prices tumbled during the recession, like everyone else, but now they are bouncing back nicely, thanks in part to New York City real estate. In 2009, there were 25 apartments for sale, but now there are only four. So while demand is great, and the supply is low, the prices go up."

A 2,187-square-foot, two-bedroom condominium apartment in Marbury Corners, one of lower Westchester's premier condominium communities, is on the market for \$849,000. Located at 55 1st Avenue in Pelham, which is 33 minutes from Grand Central Terminal, the open-floor-plan apartment is the largest apartment in the complex, and includes a 30-by-26-foot octagonal-shaped living, dining and kitchen with three exposures. The 17-by-13-foot den/bonus room can easily be converted to a third bedroom, and the

OPPOSITE PAGE, TOP: Set on just over a half acre a block away from Sarah Lawrence College, 54 Hereford Road in Yonkers was renovated in 2007 with a new kitchen and new bathrooms.

OPPOSITE PAGE, MIDDLE: Located across the lane from the Larchmont Shore Club, 2 Oak Bluff in Larchmont offers direct waterfront access to the Long Island Sound. Photo: Tim Lee

ABOVE LEFT: Offering great views and convenience, Penthouse 2D is set on the 32nd floor of Trump Tower at City Center, one of only four high-rise towers in White Plains.

ABOVE RIGHT: Located at 55 1st Avenue in Pelham, this open-floor-plan apartment is the largest in the Marbury Corners luxury condominium community. Photo: Halstead Property, LLC

apartment includes two Juliet balconies and its own washer/dryer.

The monthly common charge of \$1,054.10 includes water, doorman, fitness room, bike storage and use of the clubroom for private parties. "One would have difficulty finding a one-bedroom condo in the city at the price of this apartment," said Sanjya Tidke, associate broker with Halstead Property. "Pelham is also just 20 minutes by train or car to Greenwich, and only 30 minutes to Stamford, making it a perfect midway point to Manhattan. There are many parks and recreation programs in the town, and we are just three blocks from the train station. This apartment also offers two low-cost indoor parking spots, which is a huge bonus. For both train commuters and drivers, this is a convenient location that is tough to match." ■