



# Upper Westchester

*Iconic towns like Bedford, Mt. Kisco, North Salem, Armonk, Waccabuc and Pound Ridge bring a historic, New England feel, sometimes with a modern twist, to an area long favored by New York's most affluent citizens.*

A 22-acre estate compound with a brick manor house and Olympic-caliber equestrian facilities, 106 Tripp Street in Bedford Corners is currently on the market for \$6,999,000. The facilities were once home to Flim Flam, anchor horse for the bronze medal-winning dressage team at the 2000 Summer Olympic Games in Sydney, Australia.

Built in 1985, but made to look older by New Canaan-based architect Dinyar Wadia, the Normandy country-style stucco-and-brick house features a pebble circular driveway for the main home, with separate driveways for the stand-alone carriage house and equestrian facility. The carriage house has a six-space parking garage, while the main house has its own parking garage. The horse facilities, currently

leased out, include 10 horse stalls, with two full apartments upstairs for trainers. In addition to featuring paddocks and a training ring, the property is located on the Bedford Riding Lanes.

The home also comes with a pool, a huge vegetable garden and a tennis court, all in excellent condition. "The buyer will probably be a horse person, and will enjoy the privacy, with large horse properties all around," said Joyce Espy, associate broker with Coldwell Banker Residential Brokerage. "It is one of the most remarkable equestrian facilities in the area, and special because it hasn't been subdivided, with panoramic views with plenty of French doors out to the terrace, and with several balconies upstairs overlooking the grounds."

Also on the riding lanes in Bedford Corners, the



8.8-acre estate at 205 West Patent Road in the Guard Hill area is listing for \$6,900,000. The property adjoins another eight-acre lot (not included in the purchase price), and both about 36 preserved acres, called Tucker Preserve. Built in 1998, the property was purchased for \$5 million by its current owner, who gutted it in 2007, adding extensive millwork, a high-tech property-wide security system, a pool with an outdoor kitchen and a pool house. He also obtained a permit for a tennis court, which would be available to the new owner.

The estate boasts about 10,000 square feet of interior square footage including five bedrooms, seven full bathrooms and two half baths; a pool house with two dressing rooms, a wet bar, two bathrooms and an outdoor shower; and a tree fort, which comes complete with electricity and cable television. There is also a gas-fired fire pit with an outdoor kitchen, a gym on the lower level, and a wine room, large enough for tastings, with two metal doors reclaimed from a Greek church. There are four gas fireplaces in all.

"This is truly a lifestyle house — in move-in condition — for someone who wants the full package," said Amy Smith Sroka, associate real estate broker with Julia B. Fee Sotheby's International Realty. "This is about driving through those gates and stone walls into a bright, open property, filled with windows. You will never see a neighbor because of the preserved land and the sprawling horse farms across West Patent Road. It is all just rolling fields."

Built in 1848 along the Titicus River, 657 Titicus Road in North Salem is an antique three-bedroom home on the market for \$1,950,000. The 5.25-acre river-view property has a radiant-heated sunroom that overlooks the oval pool and a trellis, with the

**OPPOSITE PAGE:** This equestrian hilltop estate, at 106 Tripp Street in Bedford Corners, features impressive horse facilities including paddocks and a training ring. Photo: Daniel Milstein

**ABOVE:** Also in Bedford Corners, the estate at 205 West Patent Road is surrounded by preserved land, sprawling horse farms and rolling fields. Photo: Julia B. Fee Sotheby's International Realty

**BELOW:** A tranquil old-farmhouse feel graces the antique three-bedroom home set along the Titicus River at 657 Titicus Road in North Salem. Photo: Thomas Anckner

