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Hudson Valley Living

Famous for their rich heritage, the historic river towns along the east bank of the Hudson River offer tranquility and a quiet grandeur within easy commuting distance of the big metropolis to the south.

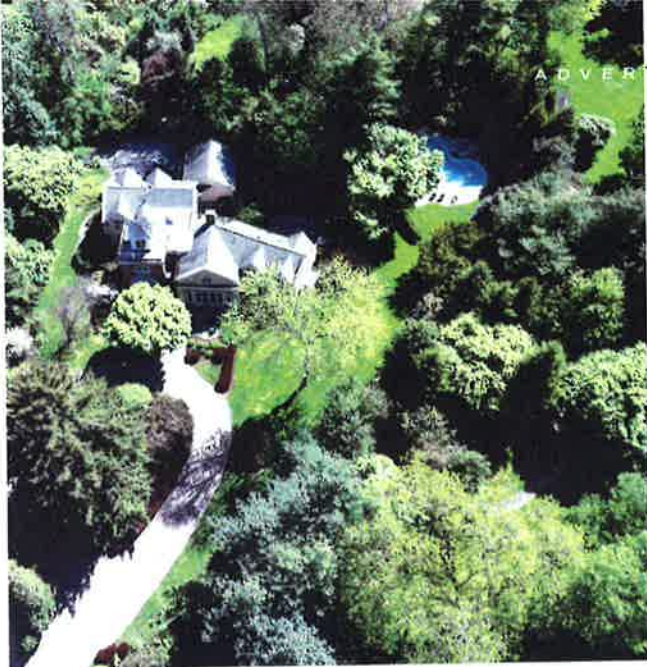
Irvington, one of the prettiest of the historic river towns, is just 36 minutes north of New York's Grand Central Terminal by train. "On a Sunday morning, I have made it by car to Lincoln Center in 25 minutes," said Bernadette Haley, sales agent with Julia B. Fee Sotheby's International Realty. "That is only part of the appeal of Irvington, a town of about 7,000 people known for its ample green space, two Hudson River parks and the Croton Aqueduct that connects Irvington with Dobbs Ferry, Hastings and Tarrytown. For such a small town, we have more than our share of very highly regarded restaurants."

Haley is listing a five-bedroom prewar English manor with seasonal Hudson River views at 65 West Clinton Avenue in Irvington for \$3.6 million. The 7,600-square-foot property, built on 1.32 acres in 1907, includes an additional 4,780-square-foot lower level, which is now laid out to include a media room, music room, kitchen, temperature-controlled wine room, gym, full bathroom and a sunroom. The home is a short stroll from the Metro-North train station. "With many chandeliers, four fireplaces, a master bedroom with a 16-by-12-foot walk-in closet that is

plumbed for an additional master bathroom, a three-floor elevator and a dining room that was recently used to host a sit-down dinner for more than 50 people, it is an enormous space," said Haley. "It is built for entertaining, but is still very comfortable."

Also in Irvington, 6 West Sunnyside Lane, a sophisticated 4,717-square-foot, four-bedroom home set on 1.5 acres, is listing for \$3.2 million. The current owners redesigned and rebuilt the home in 2000, adding radiant heat, Waterworks bathrooms, Jerusalem limestone in the kitchen and wide-plank oak floors. The owners also added a wall of 12-foot windows overlooking the garden and river to create a more contemporary feel. The redesign included a second-floor library with a cupola/observation deck and a saltwater pool built with pink granite.

Additional highlights include colorful perennial gardens, a Koi pond and multiple-zone heating and cooling with individual controls in each room, including the bathrooms. "The house was redesigned and expanded to be open, with fabulous windows," said Rebekah Fio Rito, sales agent with Coldwell Banker Residential Brokerage office in Dobbs Ferry.



“To find 1.5 level acres in the river towns is not very easy, but this particular house has a courtyard that opens to a pool with very private landscaping, all very usable and flat. The living room has 10-foot ceilings and a stone fireplace, with 12-foot-tall windows in the foyer that look out to the lawn, where you can see parts of the Hudson beyond.”

In nearby Briarcliff Manor, 156 Tower Hill Road is one of 14 private homes on the grounds of the venerable Sleepy Hollow Country Club. Founded in 1911, the club is known for its impressive clubhouse, which was originally designed as a private residence by the architectural firm McKim, Mead & White. This quintessential Hudson Valley estate with 7,393 square feet, five-bedrooms, four bathrooms, two half-bathrooms and four fireplaces was custom built by the current owners in 1997 on a 2.1 acre lot, and is within walking distance of Sleepy Hollow Stables, a full-service equestrian facility with direct access to 55 miles of riding trails on the Rockefeller State Park Preserve.

The estate is on the market for \$3,485,000. “This is the last lot on prestigious Tower Hill Road, and the advantage here is that for the price of investing in a two-acre property, the owner has access to a highly rated equestrian facility without the hassle of owning and caring for it,” said Daniel Bucci, sales agent with Douglas Elliman Real Estate. “The members of the club also have access to skeet and trap areas and a new fitness facility — not to mention the clubhouse built by the Vanderbilts and the golf course that, like the home, offers some of the most spectacular views in Westchester County. That the home was built recently is important to some buyers, although you might even think it was built in the 1930s — it has that kind of character and quality.”

Putnam and Dutchess Counties also offer some spectacular Hudson Valley properties, often at a fraction of the cost. Garrison, situated across the Hudson from West Point and located 50 miles

OPPOSITE PAGE: Built in 1907, this English manor at 65 West Clinton Avenue in Irvington is made for entertaining, but still very comfortable.

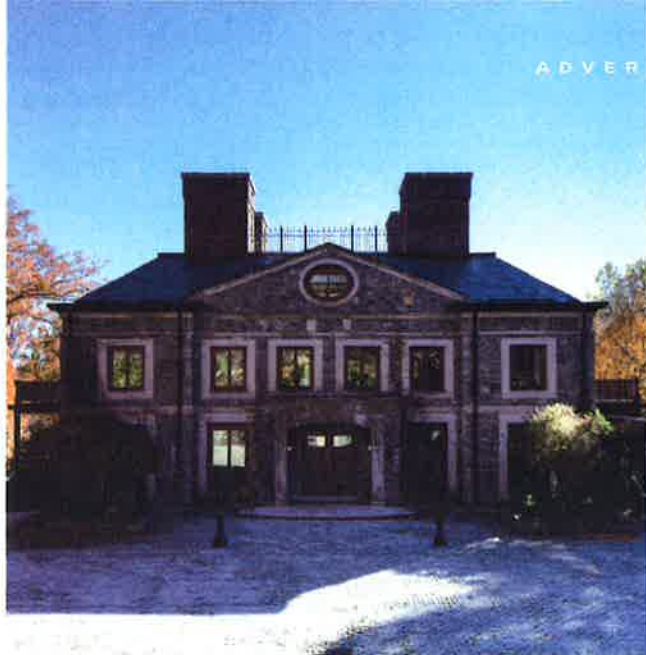
ABOVE LEFT: The sophisticated home at 6 West Sunnyside Lane in Irvington was redesigned and expanded for openness and views.

ABOVE RIGHT: Set on the grounds of Sleepy Hollow Country Club, 156 Tower Hill Road was custom built by the current owners in 1997.

BELOW: Dick’s Castle is a complex of seven luxury condominiums within a Moorish-style castle. Photo: Jaime Martorano | Houlihan Lawrence



north of New York City and about an hour and 10 minutes from Grand Central Terminal, is a tiny hamlet long favored by New York’s elite. Dick’s Castle is a complex of seven luxury condominium residences built within a Moorish-style castle, inspired by the medieval Alhambra in southern Spain, which offers some of the most spectacular views in the region from its perch 469 feet above sea level.



ABOVE LEFT: The Georgian manor at 54 Half Moon Ridge in Cold Spring overlooks the Hudson River. Photo: Tim Lee | Houlihan Lawrence

ABOVE RIGHT: Ledgewood on the Hudson, at 4699 Albany Post Road, is the oldest estate on the Hudson River. Photo: Jump Visual



The 27-acre gated property, originally built in 1903 at an estimated cost of \$7 million, was purchased in 1990 and later converted to condominiums. Three residences in the complex, all newly renovated, are currently on the market. Number 60 is a 1,831-square-foot one-bedroom plus den currently listing for \$1.24 million. A second, at \$2.1 million, comprises 4,000 square feet. Number 50, at 6,790 square feet and on the market for \$2,650,000, comes with a large wine cellar, four bedrooms and four-and-a-half bathrooms.

"It is solid concrete, with a stucco exterior and polished concrete floors, completely unique in construction and entirely fireproof," said Nancy Kennedy, associate broker with Houlihan Lawrence in Croton-on-Hudson. "The beauty is that you can lock it and leave it, knowing the maintenance will be handled by the homeowner's association. The renovation has left the spaces light, bright and loft-like, all with remarkably low maintenance fees."

Just north of Garrison, in Cold Spring, 54 Half Moon Ridge, on the market for \$4,250,000, is a four-bedroom, 7,530-square-foot granite-clad Georgian manor built in 2004 on 14.18 acres. Overlooking the Hudson River and abutting Hudson Highlands State Park, the estate took nearly \$7 million to build, and originally went on the market for \$9 million a few years ago. Highlights include the long and winding driveway, an in-ground pool flanked by a putting green, an outdoor kitchen, mature landscaping with

fruit-bearing apple trees, built-in security and irrigation systems, and a detached three-car garage with a guest suite above. The five-floor elevator reaches a rooftop terrace, designed for entertaining, with easy access to the lower level, with a mudroom, a cabana for the pool, a separate bathroom, a climate-controlled wine cellar and a rec room.

"The price break, from where it was, is substantial, and the seller is motivated," said Linda Hoffmann, sales agent with Houlihan Lawrence. "You can easily get to Cold Spring shops, train and school, and the views are year-round: There is nothing seasonal about them. This house is close enough to the train station to not need a car to get there, and is ideal for weekend guests up from the city."

Nothing says Hudson Valley more than Hyde Park, home of the Roosevelt and Vanderbilt mansions, as well as The Culinary Institute of America. Ledgewood on the Hudson, located at 4699 Albany Post Road, was built in 1796 as the centerpiece of a large dairy farm and is considered the oldest estate still standing on the Hudson River.

Today, the 9.3-acre, 8,819-square-foot, seven-bedroom, seven-and-a-half-bathroom mansion is fully restored, with river views from nearly every room. The library is perhaps the grandest room, with original wood paneling and high coffered ceilings. The property includes a fully lit tennis court, pool with hot tub and a cabana house.

The entire estate is listing for \$4,900,000. "This estate offers incredible value over what you might find overlooking the river in Westchester, where something like this would be vastly more expensive," offered Margaret Harrington, associate broker with Douglas Elliman Real Estate. "All the infrastructure has been rebuilt, from the heating and water to the plumbing and electric, within the last 18 months. But the inimitable style throughout, which would be impossible to duplicate today, has been immaculately preserved." ■