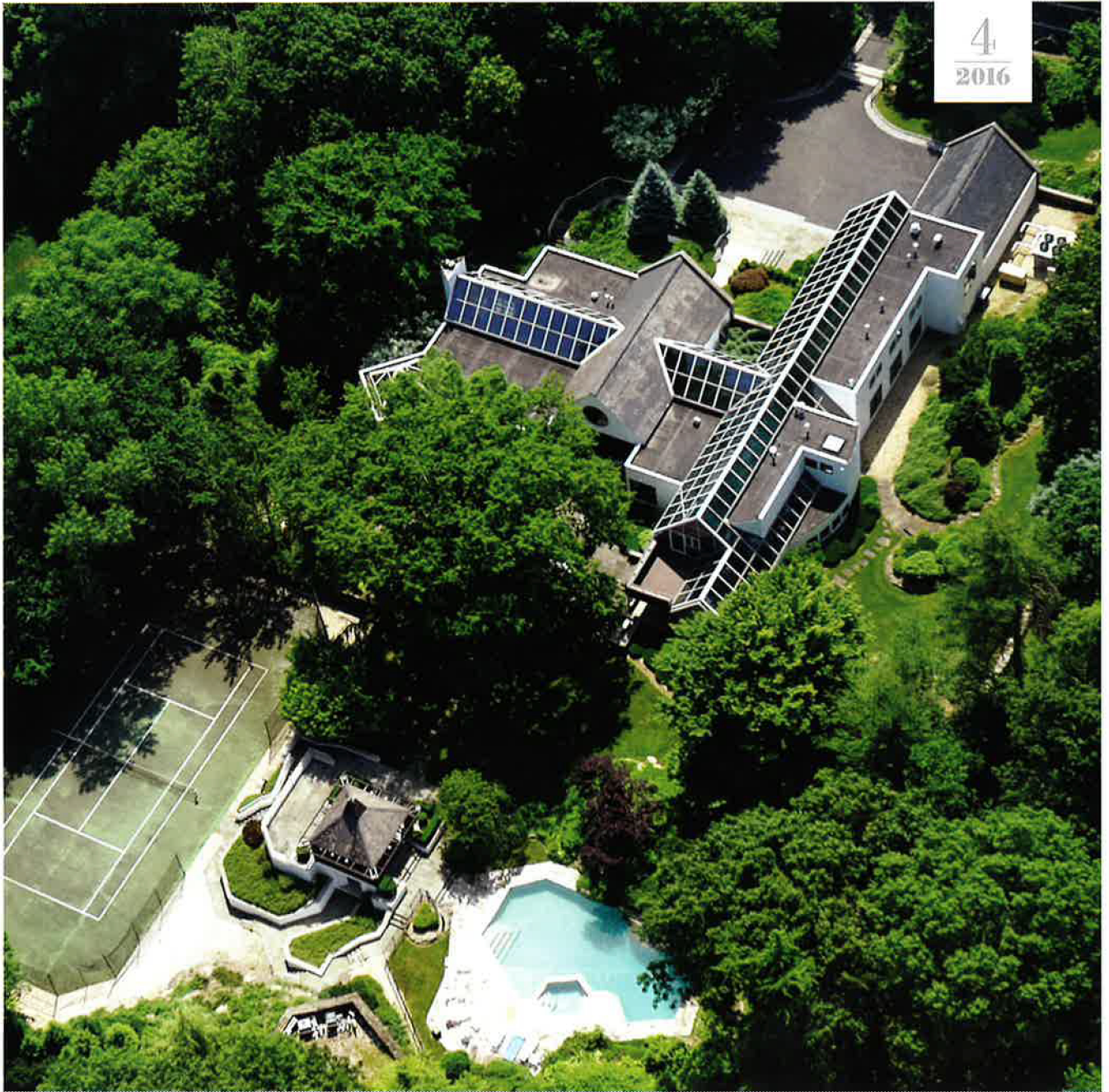


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IN THIS ISSUE: *Lower Westchester*



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2016

A Contemporary
Masterpiece

40 Polly Park Road, Rye P.O., N.Y. 10580
Sula Pearlman, Associate R.E. Broker,
Previews Property Specialist
C: 914-393-4104 | O: 914-967-0059 | MLS# 4520840



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Cover and above: A fabulous light-filled estate with every amenity, less than 25 miles from Manhattan. Photos: Daniel Millstein and Robert Flood Photography

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ON THE COVER:

A Contemporary Masterpiece

Rye P.O., N.Y. 10580

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This fabulous light-filled estate sprawls out on 2.2 acres comprising a full tennis court, vast gardens wrapped around a beautiful outdoor pavilion and a free-form pool. Private gates open to a captivating courtyard surrounding this contemporary six-bedroom, nine-and-a-half bath masterpiece, a one-of-a-kind home with unique architectural details at every angle.

The entry leads to a double-door gallery foyer featuring pristine granite tile floors. Soaring ceilings feature skylights running the full length of the home. The living room with fireplace leads to a sunroom, study and additional living room. The dining room seats 12 and offers a granite-topped serving buffet and dry bar. The eat-in-kitchen features soaring glass ceilings and flows into the family room. The breakfast room leads to a tiered patio with built-in barbecue.

The master bedroom boasts three walk-in closets, a sitting room, a patio, and a bathroom with his-and-hers commodes, separate shower and Jacuzzi tub. Each of the five additional bedrooms has a bathroom. The lower level offers two work-out rooms, a family room with fireplace, a billiard and Ping-Pong room, and an expansive bar with seating for more than 10. There are two additional baths.



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Lower Westchester

Just north of New York City, the lower half of prestigious Westchester County has long tempted city dwellers in search of its unique brand of suburban life offering reasonably priced single-family homes, ample green space and a sophisticated lifestyle a little more than a half hour north of Grand Central Terminal.

Located atop a bluff overlooking the Hudson River, Park Hill is an enclave within Yonkers that is only about 18 minutes from Lincoln Center. One of the first planned communities in the New York area, the tight-knit community is an eclectic mix of corporate and creative types, with a racquet club as its hub.

The 7,200-square-foot Victorian-era home at 150 Alta Avenue, listing for \$1,495,000, was fully restored in 2002, and features a multilevel foyer with a soaring staircase, upper mezzanine balcony, original stained glass windows, sconces and fluted columns, and an oval shaped dining room with a working fireplace and original ceiling frieze. Other highlights include a semicircular family room with original stone

walls, a 30-foot media/billiards room and a gardener's room on the lower level, two koi ponds and a widow's walk on top. There are five fireplaces in all, and two restored bathrooms upstairs that are each the size of many Manhattan apartments.

"Park Hill is a real island in Yonkers that so many people love as an affordable way to take advantage of the city without being in the city," explained Rosanne Fluet, sales agent with Julia B. Fee Sotheby's International Realty. "When people move here, they are reluctant to leave — there is just not a lot of turnover. And it is a diverse mixture of housing, too, and all not far from the Ludlow Metro-North Station, and even from the New York City subway."

Another classic Victorian, this one located at 118 Park Avenue in Larchmont Manor, offers postcard views of Horseshoe Harbor, Manor Park gazebo and the open waters of Long Island Sound from its wraparound porches and from all but one of its rooms. The six-bedroom, four-and-a-half bathroom, 3,586-square-foot home, built in 1890, is directly across the street from Horseshoe Harbor Yacht Club, founded in 1888.

Larchmont Manor, a vacation destination of choice at the turn of the 20th century, when it was a vacation spot for wealthy New Yorkers, is still a coveted walking community. The house, which is listing for \$2,795,000, was designed to maximize morning sun and sea breezes in the days before air-conditioning. "Besides the panoramic views of the Sound, the house itself is very charming, and everyone who travels up and down the coast knows it; you feel like you are stepping back in time, with both master bedrooms having bay windows with their own seating areas," said France Tucker, sales agent with Houlihan Lawrence. "You can walk to the schools, the beach or the park and live in a legendary waterfront area that is a true community. Larchmont Manor has been the place to be in Larchmont for more than a century — once as a weekend seaside destination a little over a half hour north of the city, and now as a home for full-time residents who appreciate living by the water."

In Pelham Manor, nearby the summerhouse of the New York Athletic Club on Travers Island and the Pelham Country Club, 15 Ridge Place, on the market for \$1.299 million, is a four-bedroom, three-

and-a-half-bathroom new listing built on a quarter-acre lot in 1997. The 4,097-square-foot home features a dining room with a curved wall of seven oversized windows that repeats itself upstairs in the master bedroom. The marble entry foyer opens to two high-ceilinged rooms, one of which is used as a music listening room with a coffered ceiling, and the other a writing room, which is decorated with ornate columns, picture frame moldings, Palladian half-moon caps on the windows and burgundy walls. The house has radiant-heated floors throughout, including the tiled garage.

"It lives like new construction, with a double-height entry, oversized windows and an open flow, where you can see from the music or writing room into the kitchen and dining room," said Owen Berkowitz, sales agent with Douglas Elliman Real Estate. "The mechanical systems are state-of-the-

OPPOSITE PAGE: With postcard views from its wraparound porches, 118 Park Avenue in Larchmont Manor charms inside and out. Photo: Houlihan Lawrence

ABOVE: This Victorian-era home at 150 Alta Avenue is located within Yonkers's Park Hill enclave. Photo: Julia B. Fee Sotheby's International Realty



art, so you get worry-free living and the aesthetics of open flow for a very low price of \$317 per square foot. It lives like new construction in the closest suburb to the city."

In Harrison, 40 Polly Park Road (also pictured on the cover) is a six-bedroom, nine-full-bathroom, 12,872-square-foot contemporary on 2.2 acres (built in 1987) with a tennis court and gardens that wrap around an outdoor pavilion and pool. Currently listing for the recently reduced price of \$6.5 million, the home has skylights that run its full length, filling it with abundant natural light during the day. A double-door gallery foyer, with granite tile floors, leads to a living room with fireplace and a sunroom, study and a dining room that can seat 12. The master bedroom, with his-and-hers bathrooms, features three walk-in closets, a sitting room and access to a patio. There are also two workout rooms on the lower level, a family room with billiards and a Ping-Pong room, as well as an expansive bar with seating for 10.

Private gates lead to the property's courtyard. "This is a real contemporary masterpiece, with a free-form pool, outdoor pavilion and a full tennis court, built near the famous Westchester Country Club in Harrison, and just a few minutes from Old Oaks and Century country clubs in Purchase," said Sula



Pearlman, associate broker with Coldwell Banker. "The skylight is enormous, and runs from front to back, with very open space inside. This is the open style that many people are looking for these days."

Tudors are not often known for their light, but 19 Cotswold Way in Edgemont, on the market for \$2,950,000, is a 1928 English-style Tudor manor house with plentiful restored leaded-glass windows — 87 in all — that let in more than enough light with the additional help of a light-filled east-west exposure living room that opens to a three-exposure sunroom. Built in 1928 on 1.1 acres (still the largest parcel in Edgemont's Cotswolds enclave) by an office equipment magnate, the home is within walking distance of the Scarsdale train station, and has only been owned by two families.

The renovation was done in two steps, in 2001 and in 2010, with no expense spared in keeping the architectural integrity and finishes intact. The current owner took the house apart, down to the plumbing, and replaced the infrastructure with every modern improvement. The original garage became a family room, fitted with matching authentic leaded-glass windows and hardware, while the new attached garage has matching Ludowici tiles.

"The renovation was done so well, you cannot tell the new from the old," said William Dumke, as-



sociate broker with Houlihan Lawrence. "The house has tremendous curb appeal and is very solidly built and restored, including a beautiful stone wall and fountain, antique limestone flooring, original terra cotta tile floors, specimen plantings, a spiral staircase, Waterworks bathrooms, Ann Sacks tiles, Christopher Peacock kitchen and a 30-by-20-foot living room. Even the doorways are two-feet thick in some places."

An expansive center hall contemporary at 8 Deer Run in Rye Brook, at 7,900 square feet, is located next to a brook on a cul-de-sac across from Crawford Park, and next to a private preserve. The home features a 50-by-17-foot deck — off the master bedroom, family room, dining room and kitchen — that stretches across the entire back of the house. The private reserve can never be built on, and has Blind Brook running through it. (Blind Brook is also the name of the school system in Rye Brook.) The home was the builder's own model when all the homes on the cul-de-sac were built in 1987.

The house is on the market for \$1,495,000. "You can't find a house this size in Rye Brook with this much square footage — and because of zoning, you couldn't build one this large on a lot this size today," said Kori Sassower, sales agent with Julia B.



Fee Sotheby's International Realty. "With the oversized skylights, a curved wall of windows and another wall of windows beside it, the whole back of the house is all glass and sliders with a huge deck. It also has solar panels, which helps with the bills. This really is a huge amount of space for under \$1.5 million, and with all the land on either side, it feels even bigger, with a front yard, circular driveway and access to a park and protected land. So you get the benefit of privacy without having to pay too much for it." ■

OPPOSITE PAGE, LEFT: Skylights run the full length of this airy contemporary home at 40 Polly Park Road in Harrison.

OPPOSITE PAGE, RIGHT: This painstakingly restored 1928 English-style Tudor manor house at 9 Cotswold Way in Edgemont boasts 87 restored leaded-glass windows. Photo: Houlihan Lawrence

ABOVE LEFT: Huge skylights and walls of windows bring nature inside this contemporary home at 8 Deer Run in Rye Brook. Photo: Julia B. Fee Sotheby's International Realty

ABOVE RIGHT: A double-height entry, huge windows and an open flow grace 15 Ridge Place in Pelham Manor. Photo: Pedro Sousa