



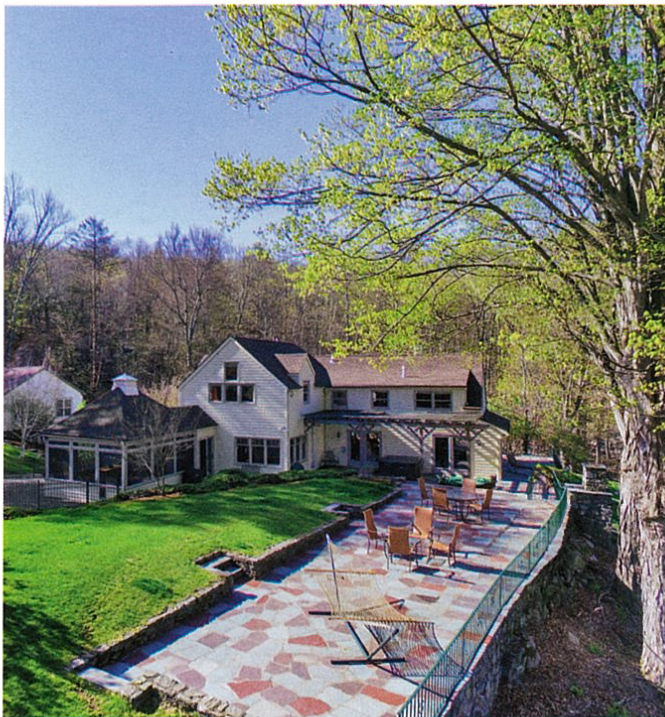
Living in Putnam and Dutchess Counties

The two New York counties directly north of Westchester offer sprawling country properties, often at a fraction of the prices to the south.

A 38-acre mini estate three miles from the village of Cold Spring, 40 Walmer Lane, listing for \$1,275,000, is an early 1800s farmhouse with a guest house, gunite pool, recently resurfaced Har-Tru tennis court and a property crisscrossed with a stream and walking trails. The main house, with three bedrooms and three bathrooms, has a recently renovated open kitchen with quartz countertops and stainless steel appliances that leads to a spacious dining room, a three-season sun porch and a cathedral ceiling living room with floor-to-roof windows and a working stone fireplace. The two-bedroom/two bathroom guesthouse has a full walkout lower level to the fenced-in yard. Twenty of the acres are preserved

land, and abut an additional 52 acres of permanently protected, privately owned land.

“There is no public access to much of the land that surrounds this property, so it will forever stay like this. And you have beautiful mountain views, with two houses, pool and tennis,” said Debbie Cuiffo, sales agent with Coldwell Banker. “Right now it is being used as a full-time residence, but it could be a wonderful weekend spot. And the 14,000-acre Clarence Fahnestock Memorial State Park has a beach, hiking, fishing, four ponds, two lakes between the house and the village. It is hard to find a parcel this large near Cold Spring, just 50 miles north of New York City — and harder still at this price.”



Also in Putnam County, 35 China Road in Carmel, listing for \$699,000, is a four-bedroom, 4,026-square-foot lakefront home in the Sedgewood Club, which offers golf and tennis. Built in 1965, the home looks like a typical lakefront cabin on approach from the end of the dirt road, but then unfolds into a mini resort below with an open-plan contemporary kitchen with white cabinets opening to the living and dining areas with floor-to-ceiling windows and skylights. The large stone fireplace (one of three fireplaces in the home) anchors the area, with a water-view first-floor master suite and a garden-level rec room below with three/four additional rooms that can be used as guest rooms or office spaces.

The home once served as a lakefront retreat for Itzhak Perlman, the Israeli-American violin virtuoso. He had the walkway that leads down to the lake paved and lined with heating coils to melt the ice in wintertime. "This is a real decked out cabin with 100 feet of direct private lake frontage, a private dock and a wonderful shaded slate patio at the dock — an ideal getaway about an hour from the city," said Joanna Rizoulis, associate broker with Julia B. Fee Sotheby's International Realty. "You are so close to New York City, but you feel like you are in Vermont."

Also in Carmel, 137 Cole Shears Court, on the market for \$3,850,000, is a former summer camp with two lakes, five buildings, and more than 86 private acres with subdivision potential. One of the residences is a ranch right on the lake; another is a multifamily home; and the third and fourth are



barns being used as artists' studios. The 50-mile views from the highest point in Putnam County stretch all the way to Manhattan.

"This property is all about possibilities," said Jayne Morelock, associate broker with Coldwell Banker. "I see a buyer building a major residence on the other side of the lake, and then keeping the other buildings as rentals. Or they could subdivide, and sell the other lots off, or make it a huge estate family compound that could be used as a full-time or weekend retreat. The artists' barns could also be converted to single-family residences and rented. A property this large with two dam-controlled crystal clear lakes with Manhattan views from the summit and protected land around it has lots of options."

OPPOSITE PAGE: Also in Putnam County, the lakefront home at 35 China Road in Carmel has direct private lake frontage and a private dock. Photo: Julia B. Fee Sotheby's International Realty

ABOVE LEFT: This mini-estate at 40 Walmer Lane in Cold Spring has an early 1800s farmhouse and guesthouse on 38 acres crisscrossed with a stream and walking trails.

ABOVE RIGHT: A former summer camp, the property at 137 Cole Shears Court in Carmel has two lakes, five buildings, and more than 86 private acres with subdivision potential. Photo: Chris Kiely