



# Iconic Westchester

*Several of the elite estates of Westchester, unmistakable in their quiet grandeur, are on the market at competitive prices during the buyer's market this fall.*

Offered at \$5.75 million, the stone-and-shingle home on just over four acres at 190 Baldwin Road in Bedford Corners is a 21st century Westchester classic. Built in 2001, its 8,500 square feet on three levels have been reworked by master craftsmen into a six-bedroom, six-bathroom home with a leaded glass front door, coffered ceilings with medallions, raised paneling and substantial millwork. There is also a ballet-bar gym, recreation room, an office with built-in storage and cabinetry,

a stepped shingle roof with lead-coated copper gutters, radiant heat, a 16-camera security system, a whole-house generator and a pond.

"It was once part of a large estate in a beautiful meadow, and is now a great value in triple mint condition," said Dan Ginnel, president of Ginnel Real Estate in Bedford. "And because it is all rebuilt, the mechanicals are all up to date. You don't have to do anything for this house, which would take years to recreate."

Also built in 2001, 715 King Street in Chappaqua is a seven-bedroom home on 6.2 flat, usable acres with rolling lawns and a stone stairway descending to a boathouse aside Heaptauqua Lake. Set at the end of a long Belgian-block-lined driveway, the stone-and-stucco Mediterranean-style home comes with plenty of privacy — although it is centrally located and eas-

**ABOVE:** The current owner of 190 Baldwin Road in Bedford Corners, who works in the art world, spent well over \$1 million in landscaping alone, with more than 200 boxwoods and extensive outdoor lighting.





**ABOVE:** A long Belgian-block-lined driveway provides a dramatic approach to the Mediterranean-style home at 715 King Street in Chappaqua. Photo: PlanOrmatic

**RIGHT:** Architect Robert Keller designed the home at 1367 Flagler Drive in Mamaroneck to maximize the waterfront views from each room. Photo: Daniel Milstein Photography

**BELOW RIGHT:** Located across from the Westchester Country Club, the Mediterranean-style home at 120 Polly Park Road in Rye features plentiful indoor and outdoor recreational amenities.



ily accessible to trains, the town center and schools.

The three-floor home was recently reduced to \$2,499,000. "When the buyers bought [the property], they took down the original house but conserved its beautiful wood doors for the new house," said Sena Baron, associate broker with William Raveis Real Estate. "Many large homes this size are built on a standard center hall colonial layout — but this lakefront home has some real unique character, with more of an elegant, European flair to it. And the price, just for the land alone, is compelling."

Set on a gated island accessed via a short causeway, 1367 Flagler Drive is situated in Mamaroneck's Edgewater Point Property Owners Association along the widest part of Larchmont Harbor. The 1.42-acre property offers 350 linear feet of waterfront; a heated saltwater pool and pool house; double-height walls of glass; Palladian windows; and a stone terrace facing the harbor and Long Island Sound.

Designed by architect Robert Keller in 1999, the home features a circular library/office; a cathedral-ceiling living room and a fireplace; curved hallways; six en suite bathrooms; a glass-enclosed breakfast area off the updated kitchen; and a second-floor master bedroom suite with a balcony, fireplace, study and two walk-in closets. Owners in the association have access to a private beach and a marina dock. The asking price

is \$6,995,000. "The incredible views start the minute you open the double front doors," said Michele Flood, associate broker with Coldwell Banker. "It is clearly the most spectacular waterfront property we have in Mamaroneck, and the seller is motivated."

Located across from the Westchester Country Club, 120 Polly Park Road in Rye is a recreational





paradise with both an outdoor and an indoor pool, a Har-Tru tennis court, two water fountains, gazebo, courtyard and sculptures dotting the 4.37 acre property. Indoors, there is an elevator, a game room, a media room and an exercise room, cabana and changing area, along with a sunroom, bar and an aquarium.

Built in 2003, the five-bedroom, 9,345-square-foot Mediterranean-style home, with a red tile roof and a dramatic double winding staircase off the marble foyer, is listing for \$9,250,000. "It is like an all-inclusive water-centric miniresort, with a porte cochere and a pattern brick courtyard in front," said Louis Katsoris, associate broker with Julia B. Fee Sotheby's International Realty. "The current owners decided to take down the original house and build a dream home on an unspoiled lot that is one of the only properties of that size in the area. This is an estate with every imaginable convenience and amenity, with a golf course across the street, boating and the restaurants of downtown Rye five minutes away, and the train to New York even closer."

The expansive English Tudor built in 1926 on a level acre at 35 Elmsmere Road, in Mount Vernon's Elmsmere Estates, was recently reduced to \$1,599,000. This five-bedroom, 5,187-square-foot home features a step-down living room with fireplace; a formal dining room that can seat 16; a chef's kitchen with stainless steel appliances, granite countertops and a breakfast area; a 20-by-40-foot pool; outdoor kitchen; Jacuzzi for eight people; veranda; changing room with an outdoor shower; an entertaining area; and a whole-house generator.

The five bedrooms — including a master suite with dressing room and balcony — are all on the second floor, with two powder rooms on the first floor for entertaining. The sunroom could serve as a home office. "It is quite a stately, elegant home from another era that is a great entertaining house, with a great flow, so you can go outside from the kitchen, the dining room and the sun room to the pool and



**ABOVE LEFT:** The expansive English Tudor at 35 Elmsmere Road in Mount Vernon is a perfect summer or full-time home that is only 28 minutes from Manhattan. Photo: Robert Shaw

**ABOVE RIGHT:** The current owner of this stone mansion with 11 fireplaces at 170 Shonnard Terrace in Yonkers added a new slate roof in 2011 and a new boiler in 2013. Photo: Douglas Elliman

the veranda, which is heated, so you can extend the season," said Valmarie Zorila, associate broker with Houlihan Lawrence. "It is a perfect summer or full-time home only 28 minutes from Manhattan."

The 20-room stone mansion at 170 Shonnard Terrace in Yonkers, just 17 miles from Grand Central Terminal, overlooks the Hudson River and the Palisades, with views of the George Washington and Tappan Zee Bridges. The 8,421-square-foot, six-bedroom, seven-bathroom home has some of its original Tiffany glass and a six-foot-wide chandelier, with its 16th-century paneling from England and French Rococo boiseries still intact. The walls of the Turkish room are still covered with oriental silk fabrics, and there is also a conservatory, a split-level observatory, an octagonal ballroom and a private chapel.

On the market for \$3,950,000, the home has been the setting for all manner of movie, video and magazine shoots for many years, generating substantial rental income for the homeowner. The home is in good condition, with an updated kitchen equipped with Sub-Zero and Miele appliances.

"The taxes are already low for this house; they just went up to around \$30,000 a year," said Terhi Edwards, associate broker with Douglas Elliman Real Estate. "The owner has really worked to keep it all up to date. It is located on a hill, and has a very private feeling. It is a true one-of-a-kind home with a rich history, and is now a great value for a special buyer looking for something truly authentic close to the city." ■