



# Hudson Valley Living

*The historic river towns in Westchester and farther north along the Hudson Valley in Dutchess and Orange Counties both offer a sense of tranquility and authenticity within easy striking distance of the big metropolis to the south.*

Straddling the southern part of Irvington and the northern part of Dobbs Ferry, Ardsley Park is one of the most venerable sections of Westchester's famous river towns. In the late 1800s, captains of industry began settling near what was then called the Ardsley Casino Country Club, where they gathered for weekend retreats. The area is now known for its grand estates. 8 Hancock Place in Irvington, on the market for \$3,395,000, was built in 1895 and lovingly renovated and restored over the last two decades with a new great room, kitchen and family room (added by the previous owners), and a new roof, added more recently, made from recycled rubber and solar panels designed to resemble an elegant slate roof. The current owners also added a high efficiency Buderus boiler, and rebuilt the pool and spa to replace the chlorine with saltwater.

The seven-bedroom home is a five-minute walk from the Ardsley-on-Hudson train station, which is roughly 36 minutes from Grand Central Terminal on Metro-North. The 6,900-square-foot of interior space includes a pool house, which could double as a guesthouse. "The eco-friendly renovation is a major attraction in a house of this vintage, and the house is in exceptional condition and very beautiful by any measure," said Therese Valvano, associate broker with Coldwell Banker. "The river towns are especially popular with buyers leaving the city who want to avoid depending on cars exclusively. They are known to have great walkability, and this house, the train station, downtown and the river are five minutes away on foot."

The five-bedroom home at 7 Irving Place in Irvington was built by its owner to maximize the



Hudson River views from nine of its 12 rooms. It features a two-story stone fireplace and a finished 1,800-square-foot lower level — for a total of more than 6,500 square feet of living space. The owner/builder chose the site for its level acreage in an area that often slopes toward the river, and for the Hudson River views of the Tappan Zee Bridge and the Palisades.

The home is listing for \$2,495,000. “The builder for this property built many houses in Irvington, but chose this site for himself because of the location and the views,” said Fran O’Toole, sales agent with Julia B. Fee Sotheby’s International Realty. “You really feel like you could be sitting poolside at a resort, yet you are close to everything in Irvington — it is two blocks to the high school, four blocks to the top of Main Street, and just a bit more to the river and

the train station — and you can walk to riverfront dining cafes, shops and the library along Main Street, and to Old Croton Aqueduct State Historic Park, a landmark trail that is very popular with residents.”

Designed by Hardy Holzman Pfeiffer Associates in the 1970s, the four-bedroom post-modern contemporary at 120 Sherman Avenue in Dobbs Ferry sits on a 1.33-acre hilltop lot accessed by a private road that borders the Ardsley Country Club. Listing for \$1,999,000, the home was purchased by a Manhattan family as an artfully designed minimalist country retreat, and features an angular floor plan and an L-shaped kitchen with a kidney-shaped island and wet bar. Kitchen and bathroom countertops are custom cast concrete, with a custom black walnut dining table with tapered blackened steel legs, a floating credenza fashioned out of lacquered wood, and walnut doors in the dining room. Mullionless windows that meet at right angles in the kitchen, without any frame, create their own homage to Frank Lloyd Wright’s Falling Water.

“All the rooms flow into each other with abundant sunlight streaming in, so that when you stand on the top floor, there is a beautiful view down to the living room,” said Lisa Carroll, sales agent with Houlihan Lawrence. “This is not for the buyer who wants big, or a Tudor or a colonial. It is more of an open-floor-plan loft feeling, with lots of angles and light and high ceilings. Minimalism is the concept the owner was going for, and they achieved it. A very sophisticated 1.3 acre property on this level with a pool in Dobbs Ferry is very rare at this price.”

**OPPOSITE, LEFT:** Unsurpassed Hudson River views and an idyllic location are hallmarks of the home at 7 Irving Place in Irvington, N.Y. Photo: Duncan Urquhart

**LEFT:** Built in 1895, the home at 8 Hancock Place in Irvington, N.Y., was lovingly renovated and restored over the last two decades.

**RIGHT:** The artfully designed minimalist country retreat at 120 Sherman Avenue in Dobbs Ferry, N.Y., features abundant sunlight. Photo: Duncan Urquhart