



# Lower Westchester

*Southern Westchester is close to Manhattan, yet far enough away to offer a more relaxed way of life.*

Not all suburbs are created equal. Some are true walking communities, where people get a chance to know their neighbors if they choose. That is the case in the square-mile village of Bronxville, the location of Tanglewyld Cottage, at 81 Tanglewyld Avenue. In 1901, legendary developer William Lawrence, the founder of Sarah Lawrence College, commissioned architect William Bates to design the home as a wedding gift for Lawrence's eldest daughter, Anna. Just over a decade later, American Homes and Gardens magazine characterized it as "one of the loveliest suburban homes in America."

Listing at \$4,275,000, the 4,500-square-foot property remains one of Bronxville's premier homes — with a front porch, four fireplaces, a series of arched windows and a large library. The cook's kitchen, featuring a vaulted ceiling and

multiple skylights, adjoins a family room that opens to a spacious decked terrace overlooking a handsome swimming pool surrounded by natural stone.

At 0.89 acres, the lot is larger than most in the area, which is about 15 miles from Midtown Manhattan and 28 minutes by train from Grand Central Terminal. The property functions as a compound, with a main house, a garage attached via a breezeway with an attractive apartment upstairs used for guests, and another apartment over what was a detached carriage house. The kitchen overlooks the terraced deck, with a hot tub on the top level, and the pool below. "This could be attractive for a multigenerational family, especially for someone who wants a separate office apart from the guest space," suggested Rita Steinkamp, associate broker with Houlihan Lawrence. "The main house is inviting, charming and well designed, with a modern kitchen with family room plus a

library and plenty of bedrooms, and it is all surrounded by towering evergreens, making it very private. The owner is a car buff, and has set up garaging for six cars with a hydraulic lift. Bronxville is more like an extension of the city — and not preppy suburbia with larger lots to the north. When you think of people living in a classic six in Manhattan, paying \$50,000 per child to go to private school, moving up to Bronxville, with great public schools, is a great deal. They don't need a summer home in the Hamptons; they can have their own compound a half-hour away from the city."

The 100-year-old brick-and-slate-roof Georgian colonial at 274 Broadview Avenue in the Paine Heights section of New Rochelle (the Thomas Paine Cottage Museum is nearby) retains its original leaded- and stained-glass windows, three working fireplaces, herringbone wood floors and custom wood paneling and cabinetry of its earlier days — with modern upgrades of new electric and hot-water systems, new heating and air-conditioning, new copper gutters, a completely reworked kitchen, and brick walkways and terraces. On the market for \$2.2 million, the eight-bedroom home set on 0.79 acres includes a gabled third floor with a large recreation room and three entertaining/sitting terraces, one with a summer kitchen.

A highlight is the sunroom, which opens onto a bluestone terrace and serves as a media room with a drop-down projection system. "The current owners did a tremendous amount to maintain this home's integrity, which is very regal and grand,

while completely updating it," said Cini Palmer, sales agent with Houlihan Lawrence. "They raised four boys there, and took advantage of the entire house, with level lawns in front and back, including the one-bedroom carriage house apartment, perfect for guests, a nanny, in-laws or returning college students. They did all the expensive upgrades, so that a new owner can move right in and not have to do a thing."

At 500 feet wide, the six-bedroom, 4.6-acre property at 750 Old Milton Road features one of the broadest waterfront vistas in Rye, stretching past the Long Island Sound to the New York City skyline. The 9,174-square-foot brick colonial, built in 1994 and now on the market for \$6.9 million, features an attractive Palladian window above the French doors to the deck, with indoor parking for

**OPPOSITE:** Tanglewyld Cottage, at 81 Tanglewyld Avenue in the village of Bronxville. Photo: Houlihan Lawrence | Tim Lee Photography

**ABOVE:** The Georgian colonial at 274 Broadview Avenue in New Rochelle. Photo: Houlihan Lawrence | Tim Lee Photography







**ABOVE:** The brick colonial at 750 Old Milton Road in Rye.  
Photo: Douglas Elliman

six vehicles and a fourth-floor widow's walk on top. The home is set up for A.D.A. access, with a wheelchair lift (which could double as a dumbwaiter from the garage) and a first-floor guest suite equipped with a roll-in shower with wide doors.

"This home was perfectly planned by the current owners, who knew exactly how to position their dream house for the best views and sun," said Paul Sarlo, associate broker with Douglas Elliman Real Estate. "This is a great buy, and in excellent condition, with an enormous master suite. The land alone could cost \$5 million — and a new property here could easily be well over \$10 million."

In the waterfront community of Shore Acres near Mamaroneck Harbor, the 5,800-square-foot, six-bedroom colonial at 803 The Parkway, built in 1929, is one of the roughly 200 homes that make up the Shore Acres Point Club. The nearly one-acre property, once the home of the founder and president of the ABC television network for

more than three decades, has since been transformed into a waterfront compound featuring a covered porch with several terraces, a heated gunite pool, rolling lawns and professional landscaping, with membership in the Shore Acres Point Club, a short walk down the street with its own pools, beach, boat slips, moorings and a new clubhouse, included. The centerpiece of the home is its former screening room, one of many spaces recently renovated by the current owners, which now serves as a bright and airy family room for entertaining.

The home is on the market for \$3.4 million. "Shore Acres is not only a stunning location, but it's also a real neighborhood, where neighbors meet through club functions," said Rona Calogero, associate broker with Julia B. Fee Sotheby's International Realty. "The often-admired home is set on almost an acre of land on one of the most coveted and elevated lots in the area, and is set back from the road offering total privacy, with backyard terraces and professional landscaping. It is like a vacation retreat and your personal residence all in one — in a close-knit neighborhood that also has its own private club. You get the best of everything here."

In nearby Larchmont, 72 Briarcliff Road is an



Arts and Crafts-style home built in 1907 and redesigned and expanded in 2004 by Keller/Eaton Architects, a local architectural firm that has designed projects in New York, New Jersey, Connecticut, Massachusetts and Florida. The five-bedroom home now has four-zone heating and air-conditioning, and was further updated with a lower level of about 1,000 square feet, which now has a yoga studio and a 750-bottle temperature-controlled wine cellar room that is not included in the 6,126 square footage. The current owner also added a Tesla charging station in the garage.

The home is on the market now for \$2,725,000. "It has gorgeous curb appeal, and when they did the renovation, they also did the landscaping, and it shows, with stone walls, a new driveway, a 10-zone sprinkler system and a new lower level — the current owners did it all," said Elizabeth Diamond, sales agent Coldwell Banker. "The combination of old and new is well done, with all the new additions very well planned and executed, but the home still manages to retain the gracious character of homes of this vintage, with a lovely formal dining room with a coffered ceiling. It feels like a brand-new home, but at the same time, buyers will fall in love with its authenticity." ■



**TOP:** The colonial at 803 The Parkway in Mamaroneck. Photo: Julia B. Fee Sotheby's International Realty

**ABOVE:** The Arts and Crafts-style home at 72 Briarcliff Road in Larchmont. Photo: Coldwell Banker Residential Brokerage