



# Putnam and Dutchess Counties

*The two New York counties north of Westchester offer attractive properties both large and small at a fraction of the prices to the south.*

**M**illbrook has long been renowned as the locus of horse country in Dutchess County, and Dover Plains, about 10 minutes from Millbrook, is home to many large tracts and land conservancies. At 344 acres, 371 Halls Corners Road in Dover Plains offers wide-open vistas of the Taconic Range, with a duplex main house, cottage and a separate barn, three ponds, a sparkling lake with mining rights, and plenty of open pastures and woodlands. Unlike many of the large tracts in the area, this one is unrestricted, affording a new owner the opportunity to build a private dream home anywhere inside its borders. The asking price for the entire property is \$4,745,000.

"Although there is a handsome main house and outbuildings on the property, this is really a land deal for unrestricted acreage," explained John Friend, sales agent with Houlihan Lawrence. "It is considered prime farmland in Dutchess County, and is a good candidate to be certified organic. It is also suitable

as an estate property, and many people do come up from the city looking for privacy on this scale."

At 71 acres, 851 Salt Point Turnpike in Clinton Corners, also just outside of Millbrook, is the quintessential equestrian property, with a farmhouse, a 32-by-70-foot horse stable and an outdoor riding ring. The Tuscan feel of the 5,928-square-foot home, built in 1991, derives from the mustard-color stucco-finished walls and interior balcony with wrought iron railings, along with the arched doorways, beamed ceilings and a patio with a pergola beside the pool — all about 90 minutes from Manhattan. The asking price is \$1,699,000.

"This is a very good value at this price," said John Oliveira, associate broker with Douglas Elliman Real Estate. "It is a very singular home, not a typical center-hall colonial — and that is a good thing for buyers looking for something unique in horse country."

Garrison, in Putnam County, has been home to prominent New Yorkers since the Revolutionary



War. Built in 2014, the five-bedroom contemporary on 12 acres at 107 South Highland Road has exposed steel, glass, concrete and wood — and a walkway to the front door over the landscaped roof of the four-bay detached garage. Its most dramatic features are a cantilevered living room with master bedroom suite above and a floating staircase of marble and glass. Amenities include a media room, full gym and a 4,500-bottle wine cellar hidden behind a sliding leather door. The 8,895-square-foot home is on the market for \$4,750,000.

"The landscaping is integral to the design of this house — they were designed together, as a true trophy home," explained Melissa Carlton, associate broker with Houlihan Lawrence. "[The owner] added many practical and useful details, such as a radiant-heat driveway. I have never seen a property that has been designed and executed as well as this one."

Also in Putnam County, an 88-acre former summer camp, located on a lake about 55 miles north of New York City at 137 Cole Shears Court in Carmel, is on the market for \$3.5 million. The three-bedroom main house, with stone fireplace and cathedral ceilings, joins a two-apartment guesthouse and a 4,000-square-foot artist's studio. The annual taxes for the \$3.5 million compound are \$25,171.

"This property is ideal for someone who wants to create a lakefront retreat with absolute privacy," explained Margaret Harrington, associate broker with Douglas Elliman Real Estate. "The lake is clear, the artist's studio is huge, and the taxes are very low for a property this size. The parents could live in the main house, and their adult children, other in-laws or friends could live in the guesthouse."

Harrington is also representing one of roughly 90 homes afforded membership in the Sedgewood Golf and Tennis Club of Putnam County. The



**OPPOSITE:** 107 South Highland Road, Garrison. Photo: Houlihan Lawrence | Tim Lee Photography

**TOP LEFT:** 371 Halls Corners Road, Dover Plains. Photo: Houlihan Lawrence | Tim Lee Photography

**TOP RIGHT:** 851 Salt Point Turnpike, Clinton Corners. Photo: Douglas Elliman

**ABOVE:** 137 Cole Shears Court, Carmel. Photo: Douglas Elliman





Adirondack-style, open-floor-plan home on 1.3 acres at 1096 Barrett Circle in Carmel includes 12-foot ceilings, a stone patio that leads to the private dock, an indoor endless pool, an elevator, a large master suite with a gas fireplace and spa bath, and panoramic lake views. The 6,432-square-foot home, built in 2002 for A.D.A. access, is on the market for \$2.1 million.

“This house has all the elements — a chef’s kitchen with large breakfast area, butler’s pantry and wine storage, living room with custom millwork, built-in bookcases and beautiful windows, billiard’s room and media center,” said Harrington. “The community is very eclectic, and attracts a diverse New York group of people who are looking for a community amid natural surroundings at a decent price close to the city.”

At 28 Seven Oaks Lane in Brewster, a \$1.5 million, 1.5-acre home on Peach Lake sits next to a 30-plus acre undeveloped land trust. The 5,878-square-foot, five-bedroom ranch-style home features a main-level master bedroom suite and a stone patio that leads to the waterfront. The formal dining room is large enough to host more than 30 people. The property taxes are \$14,800 a year.

“The purchase price includes all the furnishings, and a pontoon boat,” said Virginia Bonamarte, sales agent with William Pitt Sotheby’s International Realty. “It is a great indoor/outdoor house for entertaining, with a beautiful patio off the finished walkout lower level, which has two additional bedrooms, a great room and a hot tub overlooking the water. There is also a large deck and sunroom off the kitchen. The advantage here is that you get the Westchester schools, in North Salem, but without the higher Westchester taxes.”

In the historic district of Cold Spring, 9 Morris Avenue is a Second Empire Victorian, built in 1881, just off Main Street. The four-bedroom, 2,794-square-foot home, listing for \$969,000, sits on a double lot, with a parlor, formal dining room and a large family room with a fireplace and a renovated kitchen with breakfast nook on the main floor, and two bedroom levels upstairs, each with two bedrooms and a full bathroom. The second lot would be an ideal spot for building a garden, a garage or an artist’s studio.

“The mansard slate roof is new, as is the copper sink kitchen, heating system and all the mechanicals — and the homeowner before these owners redid all the bathrooms — so it is all ready to go,” she added. “Victorians can be extremely vertical, but this one has a beautiful open layout on the ground floor, with plenty of natural sunlight. In my opinion, it’s one of the premier homes in town, and a great buy at this price.” ■

**FROM TOP TO BOTTOM:**

1096 Barrett Circle, Carmel. Photo: Douglas Elliman

9 Morris Avenue, Cold Spring. Photo: Mary Bou Photography

28 Seven Oaks Lane, Brewster.