



Iconic Westchester

The grand, elite estates of Westchester are unmistakable in their quiet grandeur.

Built in 1998 on more than five acres in Bedford Corners's premier gated community, 24 Penwood Road was once part of a much larger 300-acre parcel owned by the former owners of Con Edison at the turn of the century. Architect Tasos Kokoris took his cues from the original Penwood estate for his new 12,000-square-foot, three-story stone manor, with seven bedrooms, eight bathrooms, a pool with a spa, and an elaborate pool house with a kitchen, bathroom and changing area. The property is completely walled and fenced, and includes a media room, recreation room, wine cellar, a garage for 12 cars (with lifts), and a putting green with a sand trap.

The house is on the market for \$6 million. "The house is classic, but it is not dark in any way like the original house," said Dan Ginnel, president and principal broker of Ginnel Real Estate in Bedford Hills. "This stone Tudor is bright and light, with walls of windows, and with more of an open floor plan. We call it better than new. The grounds, designed originally by the Olmsted brothers, still look spectacular, with mature plantings throughout, and the home features all the modern conveniences buyer's demand these days."

Also in upper Westchester, 58 Cat Ridge Road in North Salem, known as "Northshire," is on the market for \$12,800,000. The home is set on 26 cloistered acres in the heart of North Salem, with 9,000 square feet of interior space, a pool, wine cellar, tennis court and a gatehouse with an apartment for a housekeeper. An indoor pool was added as part of a recent five-year-long renovation. The home was designed in 1934 for the heir to the Woolworth fortune by architect Mott Schmidt, the pre-eminent country-house architect of the era, who took his inspiration from the great brick country houses of England.

"In the '30s, the wealthy were building more manageable estates, and Schmidt was known for his warmer, more approachable houses," said David Turner, associate broker with Houlihan Lawrence. "The current owners did a tasteful, timeless restoration with a new kitchen, new bathrooms and mechanical systems, and added an indoor pool — all while preserving the original character. For all its size and scope, it now lives in an intimate way."

Equestrian estates have long been a part of the fabric of upper Westchester. The 21.9-acre compound at 18 Schoolhouse Road is the only residential horse farm in Pound Ridge large enough



OPPOSITE: 24 Penwood Road, Bedford Corners.

ABOVE: Northshire, 58 Cat Ridge Road, North Salem. Photo: Houlihan Lawrence

RIGHT: 18 Schoolhouse Road, Pound Ridge. Photo: Douglas Elliman

to accommodate 12 horses, and one of the largest residential solar facilities in the United States. There are two residential buildings: a "cottage" with a greenhouse, elevator, three bedrooms and five bathrooms, and a secondary home, built in 2004 with five bedrooms, where the caretaker stays. Besides the indoor saltwater pool, the main event is the sumptuous post-and-beam horse barn, with two octagonal viewing areas on two floors, tray ceilings, custom windows, wet bar and changing rooms for riders. The owners installed nonslip rubber pavers and an African chrysanthemum misting system to fight biting insects, and an elaborate fire suppression system for the indoor ring and barn.

The compound, listing for \$12 million, borders the Ward Pound Ridge Reservation, which offers direct access to 4,500 acres of preserved land and horse trails. "The current owner put much more than the list price into the purchase and renovation," said Lia Grasso, associate broker with Elliman Real Estate. "This is for someone who loves horses, and who wants to be close to New York City — about an hour away — and close to all the horse shows and the Westchester county airport and trains as well as to the area's hunting clubs. I have never seen happier horses, inside and outside. She treats the building as their home, and every detail is about making the horses happy."



Larchmont Manor is home to some of the most coveted estate properties near the Long Island Sound. Listing for \$3,995,000, 16 Pryer Lane is located on Premium Mill Pond, a saltwater sanctuary about 30 minutes from Manhattan. Built in 1911 on one acre, the six-bedroom brick home has direct waterfront access to kayaking, fishing and sunsets, with many of the original architectural details (lead glass windows, grand sweeping staircase) intact. Two terraces overlook the pool and the pond beyond, with an expansive lawn that slopes down to the water.

"There are only so many waterfront properties of this magnitude in the area, so they are sought after, both from move-up Larchmont buyers who aspire to this type of home, and to people leaving the city who want to be 30 minutes from their midtown Manhattan job," said Mimi Magarelli, sales agent



TOP: 16 Pryer Lane, Larchmont Manor. Photo: Julia B. Fee Sotheby's International Realty

ABOVE: 10 Stoneleigh Manor Road, Purchase. Photo: Edberg Marketing

with Julia B. Fee Sotheby's International Realty. "Families come here for the community feel and its walkability. People in Larchmont love that they can walk to the water on one side, and walk to town and to the train on the other."

With 1,100 linear feet of direct waterfront on the Long Island Sound, 408 Grace Church Street in Rye is built on the site of the ferry that once transported commuting financiers to and from Wall Street. The house is the largest of three adjacent waterfront

properties designed by architects Shope Reno Wharton LLC, offering waterfront views from almost every room, many with 12- to 14-foot ceilings. The six-bedroom, 10,441-square-foot home comes with a tennis court, outdoor pool overlooking the sound and a dock along the peninsula, and the lower level includes an indoor lap pool with mosaic tiles, a fitness room and an additional family room. The current owners imported the staircase and the marble fireplace surround from Paris, and the office is paneled with mahogany from Honduras.

The price was recently reduced to \$14,990,000. "This is the epitome of living well in Rye," said Stacey Oestreich, partner of the Strong-Oestreich Team at Douglas Elliman Real Estate. "The house is really like the Gilded Age of the 1880s or 1890s, but because it was built more recently, and reflective of today's standards, you get the elegance and grandeur in a very user-friendly and comfortable way. Somehow, you don't feel overwhelmed."

Purchase offers iconic lower Westchester homes about a 45-minute drive from New York City. Built in 2003, 10 Stoneleigh Manor Lane, a nearly 10,000-square-foot home on the market for \$5,695,000, has six bedrooms, 10 bathrooms and a four-car garage on 2.4 acres of lushly landscaped property, with a pool and a full gym on the lower level. The house is wired for fire suppression with interior sprinklers, and features a sophisticated multizoned hydro-air system and a whole-house generator.

"This home is a handsome Federal colonial with more character than a conventional mega mansion, with a very handsome approach and a circular driveway," said Sula Pearlman, associate broker with Coldwell Banker Residential Brokerage. "It is a flexible space, with a room upstairs that can be a movie room or second family room, and there



is a solarium near the study on the first floor that the current owners use for yoga. It caters especially to families with children of different ages — with a lot of flexibility."

One of 14 homes within the gated grounds of the Sleepy Hollow Country Club, 156 Tower Hill Road in Briarcliff Manor, on the market for \$3.15 million, comes with direct access to 27 holes of championship golf and to the club's two-story horse stable two miles from the Scarborough-on-Hudson Metro-North station. The stable, with an indoor riding ring and two Grand Prix-size outdoor rings, offers direct access to 55 miles of riding trails in the Rockefeller Preserve. The five-bedroom, 5,600-square-foot home on 2.12 acres, completed in 1999 and winner of an AIA Design Award, was set up for the Hudson River views, with west-facing balconies, decks and patios that look across at sunsets over the Palisades.

"The lot was handpicked by the current owner on a very private wooded setting to be steps away from golf and horseback riding," said Dan Buccì, associate broker with Coldwell Banker Residential Brokerage. "You can have breakfast at 7 a.m., and still make your tee time at 7:30 — and horseback riding is hassle free."

Built in the 1870s for the son of a Tuckahoe marble magnate, the grand slate-and-stone Tudor on 1.93 acres at 5 Oak Ledge Road in Bronxville, listing for \$13,750,000, was renovated in 2007 by architect Boris Baranovich and New York designer Steven Gambrel. Key features of the 11,000-square-foot mansion include vaulted and tracery ceilings, linenfold paneling, leaded stained-glass windows, slate roof, arched doorways, original limestone fireplaces and 11-foot ceilings, with a grand receiving hall and a double-height formal dining room with a hand-painted canvas paneled ceiling. Amenities in-



TOP LEFT: 156 Tower Hill Road. Photo: Daniel Milstein Photography

TOP RIGHT: 5 Oak Ledge Road, Bronxville. Photo: Houlihan Lawrence

ABOVE: 408 Grace Church Street, Rye. Photo: Douglas Elliman

clude a 3,100-bottle climate-controlled wine cellar, full gym and crafts room downstairs.

"Gambrel's objective was to make it lighter and brighter, and he accomplished it with an edgy, more contemporary look," said Sheila Stoltz, associate broker with Houlihan Lawrence. "It's rare to find a Gothic-looking stone Tudor revival that is so well preserved; it remains an architectural treasure. The current owner went to Yale, and it looks like Yale — but it is just 20 minutes from Manhattan." ■