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# Lower Westchester

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*Southern Westchester is close enough to Manhattan to be convenient, yet far enough removed to offer a more relaxed way of life just north of the busy city.*

**L**ocated on the grounds of the Westchester Country Club, 73 Bellevue Avenue in Rye, a grand English Tudor manor built in 1929, took three years to renovate a decade ago. Now with six bedrooms and nine bathrooms spanning a total of 11,622 square feet, the 2.08-acre property features a 2,100-square-foot bluestone terrace, 50-foot-long pool, four fireplaces, solarium and a lower level with a barrel-vaulted wine room, billiards room and a full golf simulator/swing analyzer. The pool house is equipped with an expansive indoor kitchen, outdoor shower, gas barbecue, laundry and a grill, and a covered arcade so that a party of 25 people or more can gather to watch televised events. The renovation added a family room, extending the arch of the back of the house to the solarium, seamlessly matching the brick and arched windows with views of the golf course.

The house is on the market now for \$7,995,000. "The owners took from 2004 to 2007 to rebuild it from the inside out because they felt strongly

that the prime location was worth the investment," said Michele Flood, associate broker with Coldwell Banker. "It was a total renovation — not just kitchens and bathrooms, but literally everything, replacing electric, plumbing and all the basic infrastructure — to build what is now the most spectacular house on the Westchester Country Club grounds, with wide open, panoramic views of the golf course with the iconic clubhouse in the distance."

The five-bedroom, five-bathroom home at 5 Club Way in The Greens at Cherry Lawn, a gated community with a staffed gatehouse, clubhouse and tennis, is located about 30 miles from New York City in the north end of New Rochelle. Convenient to the highways (I-95 and the Hutchinson River Parkway) as well as the Scarsdale train station, which is two stops from Grand Central Terminal during peak hours, the home is one of 23 in The Greens. Completed in 2010, the light-colored brick home was improved by the original owners, who added pool, sound system and other upgrades to





the original design before they moved in. Highlights include a two-story great room; first-floor master bedroom suite with a gas fireplace, vaulted ceilings and its own library/home office; a master bathroom with radiant heat and a steam shower; and a handsome flagstone walk to the 10-foot solid mahogany front door flanked with French doors on either side to the verandah. There are four gas fireplaces in all.

One advantage of the 4,753-square-foot property is its location, on 0.59 acres just south of the Scarsdale border, where property taxes are about 30 percent less than those in Scarsdale, on average. The asking price for the property, which has snow removal and yard maintenance taken care of by a homeowner's association, is \$2,299,000. "People love that this house has virtually no maintenance costs, and relatively low taxes for the area," said Hiedi Ross, associate broker with Douglas Elliman Real Estate. "The spring is especially beautiful, when the cherry blossoms are in bloom, and the walkway is flanked by rose bushes, hydrangeas and a Japanese maple. When you drive into The Greens in the spring or summer, there is a beautiful park and a fountain as you drive past the gate. It is a very attractive, low-maintenance lifestyle."

Built in 1989 on a level, park-like 1.84-acre property in the historic Heathcote section of Scarsdale, 7 Shaw Road was rebuilt in 2013 with a tennis court, pool and a rose garden. The 12,325-square-foot white stucco colonial estate, with seven bedrooms, eight full bathrooms and three half bathrooms (there are 20 rooms total) includes an octagonal skylight-dome entry, wood-paneled library, coffered ceiling dining room, sunken large living room



**OPPOSITE:** 7 Shaw Road, Heathcote, Scarsdale. Photo: VHT Media

**TOP:** 73 Bellevue Avenue, Westchester Country Club, Rye.

**ABOVE:** 5 Club Way, The Greens at Cherry Lawn, New Rochelle. Photo: Douglas Elliman





with a carved marble fireplace, two-island kitchen, gym, movie theater, homework room, play rooms, wine cellar and a pool room, with a series of stone terraces, pool, tennis court, built-in barbecue and pergolas outdoors.

The estate's asking price is \$7,800,000. "This house is really a hidden treasure in Scarsdale that you cannot even see from the street — most people do not know it exists," said Hillary Emmerman, sales agent with Houlihan Lawrence. "It has a long driveway, with specimen plantings, and you don't see any neighbors, which is noteworthy for Scarsdale. The upstairs has a master suite with a sitting area, office and spa bathroom, with a separate kids' wing with a faux tree house and a homework room for the kids with built-in desks and two second-floor guest suites (there is also a third guest suite on the first floor). It is rare in Scarsdale to have both a pool and a tennis court — and to be walking distance from the village and the train from a property of this size on nearly two acres. A true hidden gem."

Situated behind a gated stone pillar driveway on Van Amringe Millpond in Mamaroneck, 941 Taylors Lane is like its own private waterfront nature preserve, with floor-to-ceiling glass walls to enjoy views of the protected inlets, birds and wildlife by the pond and Long Island Sound beyond. The property includes a private island, accessible via a raised walkway, with an osprey nest that is visited by the same couple every spring. The 5,515-square-foot residence, listing

for \$2,595,000, sits on 4.55 waterfront acres, and features an extra wide lap pool, all approximately 35 minutes from Manhattan.

A highlight is the glass-enclosed master bathroom. "It is one of the most beautiful master bathrooms I have seen — raised up, with floor-to-ceiling glass windows overlooking a small deck outside, with views of the pond and the Sound from the spa. It all works because the property is large enough to feel very private, while close enough to Manhattan to be convenient," explained Rona Calogero, associate broker with William Pitt Sotheby's International Realty. "The pond is usable for kayaking and paddle boarding, and offers a lot to look at and a lot to do. I have many environmentally conscious clients who want to experience nature in a more direct way and raise children close to nature — and this property is also close to Harbor Island, where there are boat yards, a tennis bubble, beaches and sailing schools."

A 1926 Tudor at 2 Hampshire Road in Bronxville, on the market for \$1,850,000, is located on a corner lot with a pool in Lawrence Park West, one of the premier estate areas in Bronxville near Sarah Lawrence College. The well-maintained property is 0.73 acres, generous for the area, with its original leaded windows, intact after a 1995 renovation, offering views from every window.

In 1980, the Lawrence Park Historic District was added to the national register of historic places, and many homeowners, respecting the designation, try to outdo each other with their landscaping. In addition





to being 30 minutes from Grand Central Terminal, the five-bedroom, five-bathroom, 4,100-square-foot home is a 10-minute drive from the prestigious private schools in Riverdale. "Bronxville and the surrounding lower section of Westchester that serves the city has a topography that people here really appreciate — it is hilly, with flowering trees in the springtime, with a landscape that is beautiful year-round," noted Leanne Pantoliano, sales agent with Houlihan Lawrence Real Estate. "The curb appeal of this corner lot comes from its terraced landscaping, with a pool and plenty of room for entertaining as a private retreat. Commuters here appreciate that the Harlem train line is the most reliable of the Metro North trains (because it doesn't share tracks with Amtrak) — and this area has many celebrities and media people who commute to the city because they love the area here."

For an urban-style alternative to suburban single-family-home living, 1 Renaissance Square in White Plains, designed by architect Costas Kondylis, is one of two 41-story glass-clad condominium towers that flank The Ritz-Carlton New York, Westchester hotel. Apartment 18G, with a reduced price of \$1.2 million, comprises three bedrooms, four bathrooms and 1,918 square feet in all, with a SoHo-style open kitchen layout and floor-to-ceiling windows with commanding views. The upgraded Carrara marble master bathroom features dual vanities, a hydro-massage tub and a glass-enclosed shower. Hotel amenities include

a residents lounge, two fitness centers, pool, spa, salon, restaurants and Ritz-Carlton management, with complimentary car service to the train to Grand Central Terminal, which is 30 minutes away.

"White Plains is a nice little city, with low taxes for Westchester County because of all the commerce and offices, that is really booming now, with lots of residential and retail development in the works," said Paul Sarlo, associate broker with Douglas Elliman Real Estate. "Besides the train, the city's walkability and the many retail options nearby, people like the proximity to the Westchester airport, which is less than a 15-minute drive from here. What makes this particular apartment a rare find in 1 Renaissance Square are its 11-foot ceilings — the norm in the building is nine feet, and even the penthouses are 10. The three-sided view from a corner apartment, facing east, north and west, gives you all day views — and that is something rare even in Manhattan." ■

**OPPOSITE:** 2 Hampshire Road, Bronxville.

**ABOVE LEFT:** 1 Renaissance Square, 18G. Photo: Douglas Elliman

**ABOVE RIGHT:** 941 Taylors Lane, Mamaroneck. Photo: Julia B. Fee  
Soltheby's International Realty