



Putnam and Dutchess County Living

Moving upstate? The two New York counties north of Westchester offer some compelling values for buyers accustomed to big-city prices.

Built in 2002 on 1.3 acres, 1096 Barrett Circle in Carmel is listed as a three-bedroom, but lives like a five- or six-. The 6,432-square-foot waterfront property is a part of the Sedgewood Club, located about 50 miles north of New York City, with its own nine-hole golf course, tennis and lake-front beach club. The A.D.A.-accessible home features a three-floor elevator to the master bedroom suite, which includes a fireplace and a spa bathroom, and to the walk-out lower level, with a family room, den/guest room and a sunroom with an endless indoor pool. Outside is a mahogany deck and patio, with steps to the lake and private dock for kayaking. The home, listing for \$1,799,000, comes with a membership at the Sedgewood Club.

"Living in the Sedgewood Club feels like you are going to summer camp in Maine," said Nancy Strong, sales agent with Douglas Elliman Real Estate. "The wooded property is down a long driveway, and the

club has its own beach on China Lake close to the Taconic Parkway, about an hour-and-ten-minute drive from the city. It is a sophisticated weekend retreat on the lake with golf, hiking and tennis — ideal for an active person who doesn't want to spend time in Hamptons traffic just to see and be seen. Many people think they need to go farther from the city to get a summer camp atmosphere for adults on its own beach, but here, you have the perfect Hamptons alternative — with no flooding or traffic."

Also in Putnam County, 16 Beverly Warren Road in Garrison, on the market for \$1,999,000, is a striking contemporary with full-length panoramic windows designed to maximize its Hudson River views. The three-bedroom, 3,758-square-foot open-concept home, built in 1980 on 3.95 acres with a first-floor master suite and two guest suites on the second floor, has been updated with a full range of smart controls, including lights and motorized shades



Photo: William Pitt & Julia B. Fee Sotheby's International Realty

OPPOSITE: 1096 Barrett Circle, Carmel.

ABOVE: 16 Beverly Warren Road, Garrison.

RIGHT: 48 Billys Way, Cold Spring.

powered by Lutron. The lower level is prewired for a hot tub, and there is a generator behind the garage.

Located across the river from West Point, Storm King and a mile and a half from downtown Cold Spring, an hour and 20 minutes by Metro North from Grand Central Terminal, the home was fully renovated in 2014. Two of the acres could be subdivided from the main property, and are already approved for an additional four-bedroom home. "It feels very far away from the city, in the middle of the natural beautiful of the Hudson Valley and the surrounding highlands," said Caroline O'Callaghan, sales agent with William Pitt Sotheby's International Realty. "This house is well suited to the setting, with massive picture windows — and has been fully renovated top to bottom to be a maintenance-free, open-floorplan home, with river views from the kitchen, living room, dining area and the master bedroom. The owner put her heart and soul into this renovation, including all the mechanicals — and it shows."

Cold Spring is especially popular among buyers leaving the city who do not (yet) own a car. While many of the homes within walking distance to the train are on small lots, the three-bedroom home at 48 Billys Way, on a large (1.27-acre) lot, is just over a mile from the foot of Main Street and the train station. As one of 11 houses in a cul-de-sac subdivision completed in 2007, the home features a master



suite with an enormous walk-in closet, radiant-heat bathroom and separate walk-in shower. The family room comes with a cathedral ceiling and a two-story stone fireplace, with a separate formal living room, formal dining room and a sunroom. There is also an attached two-story, three-car garage and a wraparound porch.

The 3,262-square-foot home re-emerged onto the market in March for the reduced price of \$699,000. "There are a handful of other properties on the edge of town with this kind of acreage, but most everything else within the village is on a relatively small lot," explained Kathy Tomann, associate broker with Houlihan Lawrence. "Cold Spring gets a lot of buyers from the city, and they skip over Westchester to come to us because they can take the train here in just over an hour, and that is just about as far as north as they want to go unless



they want Beacon, the next stop, which is more of a city and art town. We have more of a small-time village feel, where everyone seems to know everyone. Once they get off the train, they can sense the friendliness at a restaurant or local park. And with this property, a couple can still get along with one car — which is not an option when you buy father away from the village.”

The four-bedroom, 4,452-square-foot three-story colonial at 6 Sassinoro Drive in Putnam Valley is situated on 8.26 acres with a pool and a 1,500-square-foot lower level. The home comes with a long list of recent upgrades, including a new architectural roof (2014), pool (2009), two par-3 golf greens (2017), Briggs & Stratton generator (2013) and a new master bathroom with radiant-heated floors (2017).

The home, listing for \$1.2 million, is less than three miles from the Westchester border, where the property taxes would be significantly higher. “The current owners have been adding to it and redoing it for years since they built it in 2001,” said Patty Wagner, sales agent with Coldwell Banker Residential Brokerage. “There is a long list of improvements, from new cabinetry and high ceilings to the driveway, hot tub, summer kitchen by the pool, master bath, stone fireplace, 14-foot center island in the kitchen, bronze elevator-style doors to the bathroom and master closet — the list goes on and on. There is even a room in the closet just for shoes. This level of detail is rare for this area.”

Located off a country road at the end of a private cul-de-sac, the four-bedroom, three-and-a-half-bathroom front-porch custom Cape, built in 2000 on 3.55 acres at 33 Reynwood Drive in Southeast, fea-

tures an open floor plan with a fieldstone fireplace and a separate gas fireplace, oversized windows, master suite and a guest suite on the first floor, as well as a renovated kitchen, powder room and new mechanicals with French doors leading to the rear patio. The asking price of \$879,000 includes central vacuum, full-house generator, full house audio/speaker system and a three-bay garage.

“This is a substantial piece of property close to the Connecticut and Westchester border, and you are surrounded by large horse farms on either side of the development — so it is very serene,” said Marcie Nolletti, sales agent with Vincent and Whittemore Real Estate. “The property taxes, at \$20,530, would be at least \$30,000 in Westchester.”

In Dutchess County, the tax savings are even more pronounced. At 41 South Quaker Hill Road in Pawling, a barn from the 1700s on 40 acres in horse country, about an hour and 55 minutes north of the city, is listing for \$1.8 million. The current owner uses the home on weekends, spending time enjoying the pool, hot tub, outdoor kitchen and covered dining area in the warmer months. The five-bedroom home still has some of the original American chestnut hand-hewed rafters and beams, with a triple-height, 30-foot living area and a grand stone fireplace in the center. The home was once owned by an acclaimed Hollywood music composer, who relocated the house to its current location from upstate New York to keep horses there for his equine-enthusiast wife. There is now a glassed-in exercise area, a lower-level media room decorated with African art, and a wine cellar and luxurious bathroom and two outbuildings: one a one-bed-



room guest/caretaker cottage and the other a workshop/studio.

"This is a very reasonably priced family compound that is totally turnkey," said Margaret Harrington, associate broker with Douglas Elliman Real Estate. "The appeal of this house is its authenticity — all the rooms are accented by American chestnut, which no longer grows in the wild, with exposed beams and authentic wood textures everywhere. When you walk in, you literally have three stories of an open space — with a wraparound balcony and bedrooms upstairs. Properties of this vintage don't often have the light and openness that this one does."

An even larger Dutchess County estate, this one built in 1790 on 53 acres at 2728 Route 44 in Millbrook, is a working gentleman's farm with 11 horse stalls, six paddocks, Olympic outdoor ring and a riding trail bordered by a trout stream. The \$2,445,000 asking price includes the 5,248-square-foot manor house, with inlaid and quarter-sawn floors, floor-to-ceiling windows and high ceilings reaching 14 feet in some places, a three-bedroom house where the caretaker and barn manager live with their families — suitable for renting — and a barn with a one-bedroom apartment above.

"The main house is completely updated and lives like a modern house, with high ceilings and tall windows, yet it retains a Colonial feel," said Richard Mishkin, associate broker with Coldwell Banker Residential Brokerage. "In North Salem, a gentleman's farm of similar size and vintage would be double or triple the price. When you drive the extra 40 minutes or so up the Taconic, you can find real value." ■



OPPOSITE LEFT: 6 Sassinoro Drive, Putnam Valley.

OPPOSITE RIGHT: 33 Reynwood Drive, Southeast.

TOP: 41 South Quaker Hill Road, Pawling.

ABOVE: 2728 Route 44, Millbrook.