



Photo: William Pitt Sotheby's International Realty

# Upper Westchester

*Northern Westchester brings a quiet, relaxed feel to the state's most populous county north of the city – more winding country roads than busy suburban communities – most of them within an hour of Grand Central Terminal.*

Straddling the border of South Salem and Ridgefield, Conn., 384 West Lane is a 13-acre equestrian estate with a nine-stall horse barn and Lawton Adams dressage ring, and an equally beautiful six-bedroom, 7,500-square-foot main house built in 1937. This Ridgefield property includes a three-bedroom stone guest cottage, organic gardens and an apple orchard, a saltwater pool and spa, outdoor kitchen, six-car heated garage and its own private five-hole, three-tee pitch-and-putt golf course. The main house features a wood coffered ceiling in the skylighted kitchen, which was remodeled in 2015; and a glass conservatory, built in 2012, with radiant heated floors for winter flowers. Besides the nine-stall barn and jumping

ring, the horse facilities include a hayloft, wash stall, heated lounge, tack room and five paddocks.

The home is a little over an hour's drive to Manhattan. "The asking price of \$6.75 million is a very fair one for a horse property that is so well conceived and laid out – with all the additions and improvements to the house done in a truly seamless and authentic way," explained Joanna Rizoulis, associate broker with William Pitt Sotheby's International Realty. "It is a true lifestyle home – from swimming to golf to horses – and the property is a big oval, inside which you can hike with your dogs, ride your horses, hit a few golf balls, go for a swim and then sit outside and barbecue. In my view, to have all these options in a complete pack-



Photo: Coldwell Banker Residential Brokerage

**OPPOSITE:** 384 West Lane

**ABOVE:** 1048 Gambelli Drive

**RIGHT:** 42 Stone Paddock Place

age like this is awe-inspiring. Unlike other larger gentleman's farms, this one is a truly manageable facility, where the separation between the equestrian facilities and the living facilities is ideal. What is surprising about this property is that this one is so well balanced between the two — with a beautiful home and an equally beautiful barn that has everything in it. The kitchen, with all the woodwork they added, fits perfectly with the original as a unified 1930s-era home."

In Yorktown Heights, N.Y., 1048 Gambelli Drive is the only Mediterranean-style stucco home in Lakeview Estates, a sought-after development of mostly four-bedroom colonials. The four-bedroom, five-bathroom, 5,566-square-foot home was custom-built by the current owners in 2001 with intricate moldings and a variety of ceilings — barrel, coffered and cathedral — along with a two-story entry foyer, two-story screened-in three-season room, an oversized three-car garage, a first-floor master bedroom suite and a finished walkout lower level.

The asking price was just reduced to \$999,900. "Lakeview Estates is a neighborhood of cul-de-sacs that lends itself to children and bikes, with two-acre lots, so you have a lot of privacy, located close to the Taconic Parkway and not far from the Croton-Harmon Metro-North train station, which is



Photo: Accedia Photography

a 42-minute express ride into Grand Central," said Cathy Duff-Poritzky, associate broker with Coldwell Banker Residential Brokerage. "This is great value for this coveted street in the estate section of Yorktown Heights, and now that it is priced below \$1 million, this house should move quickly."

In Bedford, a five-bedroom, seven-bathroom country estate at the end of a cul-de-sac at 42 Stone Paddock Place, is on the market for \$2,995,000. Situated on 4.478 acres, the 8,643-square-foot home was fully renovated, from top to bottom, in the past year and a half, with close to \$1 million spent on landscaping alone. The home comes with a heated courtyard; a grand entrance with limestone and marble floors; a cherry living room and library; a four-season sunroom with a fireplace (there are six fireplaces in all); and a completely redone kitchen.



"The renovation looks like night and day: It is modern and fresh, with the bathrooms and kitchen done over and the entrance way transformed — everything is new," said Mady Wengrover, sales agent with Vincent & Whittemore Real Estate. "They took it upon themselves to update it all, and they did, from the limestone and marble foyer to the floors to the sunroom with the vaulted ceiling and radiant heat. There is also a walk-out lower level with a bar, a home theater with its own faux ticket office, an exercise room with a full bathroom, ideal for entertaining, and all the mechanicals — boiler, six-zone hydro air system and four sets of washing machines, with granite surrounds in the laundry room — are new. Plus they have an apartment and office upstairs above the garage, with its own small kitchen

and a renovated bathroom."

Also in Bedford, the four-bedroom, six-bathroom turreted, French-style country house, at 157 Stone Hill Road, is on the market for \$1,395,000. The house, dubbed Monet's Pond, overlooks a woodland pond surrounded by weeping willows, irises and cattails, with a swimming pool next to it built to mimic the pond's shape. Highlights include a high-ceiling living room with a wood-burning fireplace and walls of windows; a cherry-paneled library, also with a fireplace; a formal dining room; a master suite with a tray ceiling and doors to a private porch; and a dining terrace for alfresco entertaining.

"This is a manageable 5.3-acre property in a four-acre zoned area, and the neat thing about it is you have a 40-acre property in the rear, and a 24-acre property on the other side, so you have the feeling of a lot of land with borrowed pasture views next door, giving you a very pastoral feeling without having to maintain a very large piece of property, and without having to pay taxes on the properties on either side," said Daniel Ginnel, president and principal broker of Ginnel Real Estate in Bedford Hills. "We find that the trend is for more manageable homes like this one — at around 4,500 square feet — because many buyers look for a uniquely beautiful setting rather than settling for even a larger but generic house on a generic parcel. They prefer to have a special spot like this one next to larger properties, with all the benefits of privacy, but without all the responsibilities."

Built in 1960, 25 McKesson Hill Road in Chappaqua, a four-bedroom mid-century-mod-



Photo: Courtesy of Douglas Elliman

ern home listing for \$2,399,000, is set on 2.66 woodland acres with a double-height glass solarium overlooking a lazy-river pool, koi ponds and tennis court. The back of the house is all windows, and there are large windows on either side of the front door, with a walkout lower level entertaining space that includes a home office, au pair suite and a wine cellar. A caretaker has manicured the grounds for many years.

"It is brighter and bigger than the other mid-century moderns in this area, which are mostly around just 3,000 square feet," said Yona Strougo, sales agent with Houlihan Lawrence. "The solarium alone is big enough for a party, and there are stone pillars at the entry to the property, with a courtyard for parking — ideal for entertaining. This house is being sold by the original owners and has never been on the market. With the pool, tennis court and solarium, it is very much a compound in the woods. In my opinion, it is easily the best mid-century modern in Chappaqua."

Random Farms is a subdivision of 105 homes built in the late 1980s and early 1990s in Chappaqua that is anchored by a clubhouse with a pool, tennis and basketball courts for its residents. Listing for \$1,290,000, 117 Random Farms Drive is a 6,280-square-foot colonial set on 1.1 acres with two gambrel roofs and a contemporary open floor plan with an eat-in kitchen with a large center island, formal dining room, a massive stone fireplace, custom millwork, crown molding and hardwood floors with imported tile accents on the stairs, along with upgraded LED recessed lighting throughout and

**OPPOSITE, ABOVE:** 157 Stone Hill Road

**ABOVE:** 117 Random Farms Drive

**OPPOSITE, BELOW:** 25 McKesson Hill Road

a full-house generator. The walkout finished lower level comes with a spacious cedar room closet and laundry room.

"The two wings, each with a gambrel roof, make it special, with a lot of space and five bedrooms — and you get the benefits of living in Random Farms, with the amenities of the clubhouse, pool and sports," said Gladys DiSisto, associate broker with Douglas Elliman Real Estate. "Many buyers seem to like this layout, with the master bedroom on one wing, and the secondary bedrooms on the other — with a bridge that overlooks the family room leading to the other bedrooms on the other side of the house, with the foyer to the front, and the family room to the back. And in this house, they like the usable flat yard, and the amenities that Random Farms offers. You can walk out from the kitchen and family room to the yard — and that is also something many buyers are looking for. The homeowners' association means that you don't have to maintain a pool or tennis court, you can use the clubhouse socially to cater parties, and the kids always love the pool. It is a very comfortable lifestyle about an hour's drive to Manhattan." 🏡