



Lower Westchester

Significant price reductions make Southern Westchester an even more attractive alternative for buyers looking for relative tranquility and more space just north of New York City.

The seven-bedroom colonial on 1.15 acres in the Purchase Estates section of Purchase, recently reduced to an asking price of \$3,295,000, comes with eight bathrooms, pool and lower level cabana near a Jack Nicklaus-designed golf course. Highlights of the 8,398-square-foot home, built in 2003, are its walkout lower level/cabana, with a changing room, full bathroom, full bar and a pool table flanking the pool — well suited for a pool party, with a coffered ceiling living room in the main home with indirect lighting, three fireplaces (in the family room, living room and master bedroom) and a clock tower on top. There is also a bonus room with a full bath-

room over the three-car garage — ideal for a guest suite or a large children's playground.

"The homes in Purchase Estates have great curb appeal — and it is a true community, with cul-de-sacs like this one, located about a half hour north of New York City," said Debra Strati-Padawer, associate broker with Coldwell Banker Residential Brokerage. "The clock tower in this home is spectacular at night when it is lit up: No other house in Purchase Estates has one, and it really is magical. The house is set back from the road, is well-landscaped — and the community has been rated as one of the safest places to live in the country."

Also recently reduced, 63 Osborn Road in



Photo: Coldwell Banker Residential Brokerage | Nancy Neuman

OPPOSITE: 63 Osborn Road, Harrison

ABOVE: 17 Manursing Way, Rye

RIGHT: 7 Katsura Drive, Purchase

Harrison, listing for \$5,995,000, is the former home of architect Rosario Candela, one of New York City's most celebrated architects, who completed it in 1931 after designing and building it for seven years. The home's stone exterior with a Mediterranean-style Ludowici-tile roof has been used in films, including the James Bond movie "Spectre," and its 10,000-square-foot interior includes a 50-foot sunken living room with hand-painted plaster ceiling finials and French doors to the terrace, a dining room with a hand-painted ceiling and inlaid hardwood floors and a kitchen outfitted with travertine marble. The updated home also features a 70-foot pool with slate terraces, home theater, wine cellar, 11-zone air-conditioning and 15-zone Hydro-Air heating. Mr. Candela's office, with a powder room and a fireplace, was on the top floor — accessible by elevator. The pool house has two bathrooms.

The castle-like home, on 2.71 acres in the Sterling Ridge estate section, has accommodated parties with more than 200 guests. "It was built in the 1930s by a renowned architect. The present owner updated it with technology to control the heat, lights, garage and alarm, and a lot of the smart home updating has been completed," said Maria Stilo, associate broker with Julia B. Fee Sotheby's International Realty. "You have to really appreciate history and the architectural integrity of a home built by a man



Photo: Coldwell Banker Residential Brokerage | Debra Strahl-Palmer

of this stature. The current owner saw it and it was love at first sight, even though it wasn't in great condition. He saw what it could become, then he sandblasted the stone, and replaced 90 percent of the windows. The home was redecorated in the last year — with more of a modern and fresh look — but with all the classic Candela details intact."

Less than a 40-minute train ride from Grand Central Terminal, the five-bedroom, 4,487-square-foot contemporary on 2.5 acres at 17 Manursing Way in Rye, on the market for \$3,795,000, is located on the road to the Westchester Country Club Beach Club at 199 Manursing Way, and the Manursing Island Club, and near the Edith G. Read Natural Park and Wildlife Sanctuary on the shores of Long Island Sound. The property has a long driveway with a pool in back, along with a two-level carriage house with a living room, kitchen, powder



Photo: Douglas Elliman

ABOVE: 6 Half Mile Road, Armonk

BELOW: 31 Mamaroneck Road, Scarsdale

room and a deck, with a second-floor bedroom and bathroom. The main home features a double-height fireplace in the living room, with an eat-in kitchen redone with a stone floor overlooking the pool and the patio. The lower level adds a wine cellar, workout room, playroom and a laundry room.

"This home is a great value for the area, which has parcels of land selling for more than \$3 million without a house," said Nancy Neuman, associate broker with Coldwell Banker Residential Brokerage. "The market for Rye is always desirable, mostly because of the schools and easy proximity to the city. It is a very outdoorsy community, with lots of cultural outlets, and, relatively speaking, our taxes aren't that high compared with other lower Westchester communities."

Built in 1732, the Griffen-Fish House at 31 Mamaroneck Road in Scarsdale is one of the town's oldest documented homes. With eight bedrooms, seven fireplaces, wide-plank floors, exposed beams, raised paneling, antique millwork and, remarkably for a home of that vintage, high ceilings, the home was used by British General Howe for his headquarters during the Battle of White Plains. It later hosted Scarsdale's first-ever town meeting in 1783. The five-bathroom home, with a grand entry hall and a banquet-sized dining room with a fireplace and an expansive covered front porch, is being sold for \$1.5 million by the estate of two pioneering cancer physicians.

Built on 1.07 acres, the 5,531-square-foot property with a circular driveway is large for a pre-Revolutionary War home. "Once part of a 58-acre estate, the house was built by a wealthy land-owning family, and the people who lived there have roads in Scarsdale named after them today," said Linda





Mantis, sales agent with Julia B. Fee Sotheby's International Realty. "This is a large, gracious home in an historic area, and it has its own historic plaque on a stone pillar to prove it. It's located in an area with much higher-priced homes, and it has huge potential with its modified center hall Colonial layout, with a family room next to the kitchen. Most older homes of this age are a warren of small dark rooms with low ceilings, but this house is almost the opposite: It has a bright, sunny and open feeling, with a modern-day layout for entertaining. The lot size is substantial for this part of Scarsdale, with a side yard big enough to play soccer on."

Near Sarah Lawrence College in the coveted Lawrence Park West, 35 Warwick Road is located close to Bronxville village, in the Bronxville public school district, but in the Yonkers tax zone. The 4,100-square-foot stone and shingle colonial, built in 1941, sits on two-thirds of an acre, with a convenient private road that services the back of the house.

The home is on the market for \$1,375,000. "What I think is really special about this house is the wraparound stone terrace, accessible from the kitchen, the library at the back of the house and from the family room off the living room," said Susan Kelty Law, associate real estate broker with Houlihan Lawrence. "The house is perched up high and faces east, giving you glorious morning light: The owner likes to sit there and watch the sun come up. Here you get to have a Bronxville mailing address, which has panache, with walkability to the Bronxville train — but you pay the property taxes of Yonkers, which are considerably lower than the village of Bronxville taxes. Taxes do make a difference in this market, especially with the recent tax reform."

Midcentury modern architect Roy Johnson built the three-bedroom home at 6 Half Mile Road in the Whippoorwill section of Armonk in the shape of a ship — with a bow and a stern of glass. Built in 1954 for a ship's captain, the redwood-clad home is similar to the utilitarian homes in the Usonian community built by Frank Lloyd Wright in Pleasantville, but considerably brighter inside than some, with large picture windows, a sky-lit den, exposed beams, angled ceilings and a detached two-car garage — a plus for a midcentury modern of this type.

The asking price of \$890,000 for the 1.14-acre property, about two miles from the Whippoorwill Club and 10 minutes from the North White Plains Metro-North Station, a 39-minute express train trip from Grand Central Terminal. Annual property taxes are under \$15,000. "The style is meant to be at one with nature, and potential buyers from Brooklyn or Manhattan who come here for the first time are happy to see that it is not too big at 2,151 square feet," said Nancy Strong, sales agent with Douglas Elliman Real Estate. "Some buyers these days get nervous if the house is overwhelming, and this is an ideal transition house from the city into the suburbs, or perfect as an empty-nester retreat. Midcentury modern homes often sell at a premium — and this is a particularly nice one at a nice price." ■

ABOVE: 35 Warwick Road, Bronxville