



# Upper Westchester

*Many northern sections of the county feel far removed from the more suburban parcels to the south, some with grand estate homes on large tracts and others with carefully restored homes dating back to before the Revolutionary War.*

**B**edford is home to large country properties with abundant luxury, privacy and security. About 40 miles north of Manhattan's Grand Central Terminal, the 14.4-acre property at 340 Croton Lake Road owned by actor Bruce Willis offers panoramic views of the Croton Reservoir from the five-bedroom, 8,958-square-foot main home, and from the adjoining 8.2-acre property with three homes, which is also for sale. The main property, on the market for \$8,695,000, includes a saltwater pool and pool house, tennis court, four wood-burning fireplaces, exercise room and an octagonal observation room. The large home office comes with a drop-down projection screen, and

the master bedroom suite, with a sitting room and a balcony, has a soaking tub with reservoir views.

"The views are the main thing here, along with the condition of the property — with another three homes in a lot next door, all currently part of this compound but being sold separately," said Ann Cutbill Lenane, associate broker with Douglas Elliman Real Estate. "It feels almost like a mountain property, with a wonderful garden and outbuildings, but it is close enough to the city to not feel remote. To have staff quarters in one building, a separate in-law or guest home in another, and a standalone office in a third, is a rare find."

In Pound Ridge, 284 Stone Hill Road is a



**OPPOSITE:** 340 Croton Lake Road, Bedford

**ABOVE:** 284 Stone Hill Road, Pound Ridge

**ABOVE RIGHT:** 4 Cowdray Park Drive, Armonk

**RIGHT:** 12 Post Office Road, Waccabuc



Photo: Houlihan Lawrence

Nantucket-style colonial, built in 1997 on 7.03 acres, with six bedrooms and seven bathrooms. Fully renovated inside and out last year, it has a new Christopher Peacock kitchen with quartzite counters, six-burner Wolf range, double oven and two Miele dishwashers; a wood-beamed family room with a floor-to-ceiling stone fireplace; three additional wood-burning fireplaces; a turreted private office; and a redone master suite.

The 7,835-square-foot home is listing for \$3,050,000. "It's located on a shared drive with two other homes, so it lives like it is on a private road overlooking a pond in the back," said Amy Smith-Sroka, associate broker with J.B. Fee Sotheby's International Realty. "The views from the patio and master bedroom to the backyard, with mature trees and the pool, are protected by wetlands, so no one could build there."

Conyers Farm is a gated estate area in Armonk, on the Connecticut border. The 14,066-square-foot French-style chateau at 4 Cowdray Park Drive, built in 2002 on 13.29 acres, is listing for the recently reduced price of \$2,862,990. The seven-bedroom, nine-bathroom home has indoor and outdoor pools, a two-story reception room, a summer kitchen, a sauna, a gym, a home theater, eight wood-burning fireplaces, a wood-paneled library and a large master bedroom suite with dual dressing rooms, dual bathrooms, sitting area and sliders to a balcony.

"Now priced at under \$3 million, the property should move quickly," suggested Ed Villeda, associate broker with William Pitt Sotheby's International Realty. "Many of the smaller homes here are selling in the \$4 and \$5 million range, so comparatively speaking, this is a very good value."

Homes over 200 years old offer an authentic charm most new homes cannot match. Built around 1800, 12 Post Office Road in Waccabuc, set on 1.06 acres along the 18th hole of the Waccabuc Country Club, is a four-bedroom, three-bathroom farmhouse fully renovated and updated by the current owners, who added a contemporary Leicht kitchen with Gaggenau appliances and a Waterworks master spa bathroom, all oriented to overlook the golf course. The master suite now has vaulted ceilings and new south- and west-facing windows, and the owners added all-new insulation, siding and mechanicals, as well as floor-to-ceiling windows in the kitchen overlooking the patio, and a 12-foot floor-to-ceiling window door in the family room.

The price for the 2,736-square-foot home is \$1.25 million — with annual property taxes less than



**ABOVE:** 121 Post Office Road, South Salem

**ABOVE RIGHT:** 215 Todd Road, Katonah



Photo: Coldwell Banker Residential Brokerage

\$15,000. "Finding a vintage home that has already been redone in a modern and sophisticated way is not easy here at this price," said Brian Murray, co-owner of the house and associate broker with Houlihan Lawrence. "We kept the core of the original house, restored the wide-plank flooring, and then removed the additions that came later, creating a combination of old and new in our own style."

For the same price, 121 Post Office Road in South Salem is a 3,307-square-foot antique farmhouse dating to 1792 on 5.6 level parklike acres with frontage along the Waccabuc River. In addition to the main house, which maintains some original features in the spacious kitchen with two pantries, new mechanicals and energy-efficient foam insulation, there is a converted horse barn, a dairy barn, an old ice-house and a chicken coop. The horse barn now features a large party room with a slate floor, beams and sliding barn door to the old stall section, with a second-floor loft and a skylit game room. The two-level dairy farm could serve well as an artist's studio.

"You could have horses or goats there, or you could put in a pool, tennis court or organic gardens," suggested Jennie Doukas, sales agent with Ginnel Real Estate. "The current owners used the horse barn as a very stylized community meeting place, and had bands play in there as a venue for friends and family."

Even older is the restored farmhouse on 14.5 acres at 215 Todd Road in Katonah, which is listing for \$2 million. The restoration of both the 4,501-square-foot four-bedroom main house, originally built on massive rectilinear marble blocks, and the 1,737-square-foot two-bedroom, two-bathroom guesthouse, was completed last year, adding a new roof, gutters, plumbing, electric, spray-foam insulation, and new air-conditioning and heating. The main house now has five fireplaces, two of which once served as beehive-styled bread ovens. One of the large hearths still has the original wrought-iron hardware that held pots for cooking over the flame.

The guesthouse, with its own driveway, could also serve as a private in-law suite. There is also a blacktop tennis court, three-story barn and a pool — with three different nature preserves with streams and ponds across the street. "Most houses of this age have gone through many renovations, and they get compromised, but this one was very well built by the Todd family, wealthy dairy farmers, and the best aspects survived," explained Nelson Salazar, owner and sales agent with Coldwell Banker Residential Brokerage. "Mary Todd Lincoln, wife of the former president, was from this family. We wanted to conserve the beams, floors and original millwork, and add a modern kitchen and bathrooms, while keeping the original character. The guesthouse offers the ability to have friends up to spend the night — kind of like a mini country club only an hour from Manhattan, and five minutes from the Golden's Bridge Metro-North train station. And unlike many homes of this era, which were built right along the road, this family convinced the town to straighten the road, giving the house a proper setback. Now you can barely see it from the road — a major advantage that makes all the difference here." ■