

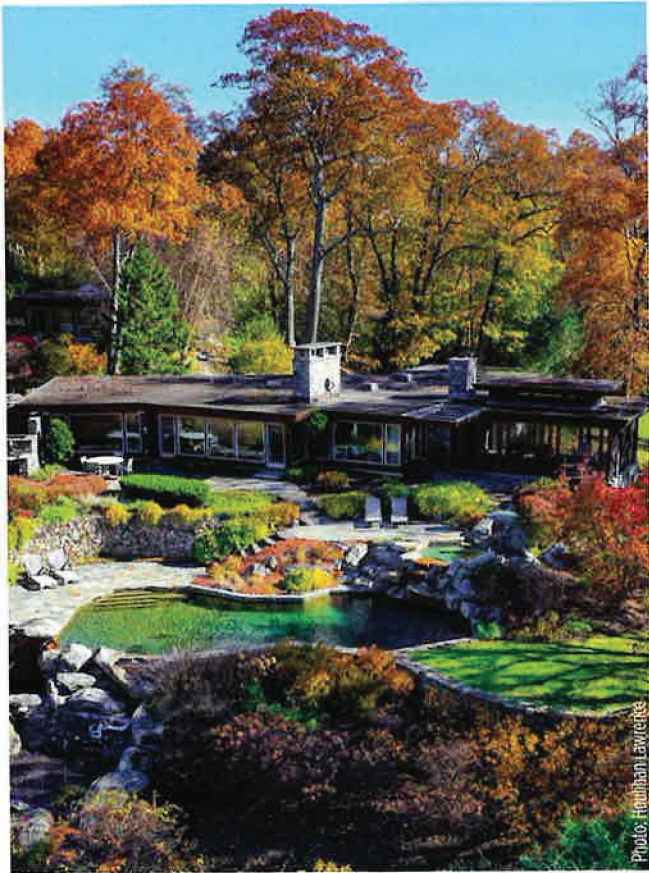


Hudson Valley Living

*From Tarrytown and Garrison and up to Millbrook,
life near the Hudson has never been better.*

Completed in 2016, The River House at Hudson Harbor is one of a series of high-end condominiums built on the site of a former General Motors plant, giving homeowners in Tarrytown and Sleepy Hollow unprecedented access to the Hudson waterfront in lower Westchester. Residence 206, a 1,300-square-foot, six-room simplex apartment at 11 River Street is listing for \$1,375,000, a premium price for the 56-residence building because it has direct views of the river and of the new Governor Mario M. Cuomo Bridge. The 155-square-foot balcony is strategically positioned to capture the views to the south and west — one of only four apartments in the building to offer this benefit.

The condominium is a five-minute walk from the Metro-North train. River House has its own concierge desk, and amenities include a lap pool, firepit, gas grills, kayak storage and a fitness center. Residence 206 comes with two heated indoor parking spaces, with the Hudson Farmer & The Fish downstairs on the ground floor. More restaurants, retail, outdoor recreational facilities and shopping, including a new supermarket within walking distance, are planned for later this year. "Thirty years ago, most of the Hudson River towns didn't have good views of the river because most of the waterfront was very industrial, and many people couldn't take advantage of it," said Peter Michaelis, sales agent with Ginnel Real Estate. "This kind of main-



tenance-free life along the river started four years ago, and now, especially since the bridge has been completed, the demand has really taken off."

The Putnam County hamlet of Garrison, long known for its Hudson River views from its elevated vantage point about 45 miles north of New York City, is also known for its Modernist architecture. Frank Lloyd Wright's primary mentee, Edgar Tafel, and world-renowned landscape architect Burton Dемarche collaborated to build 63 Lovell Lane in Garrison, built in 2000 across the river from Storm King. Tafel, who had been at Wright's side during the construction of Wright's legendary Fallingwater, took advantage of what remains among the best river views in the Garrison/Philipstown area, using plenty of Wright's signature wood and stone, with clever cantilevering and terraced patios to take advantage of the river vistas — particularly those from the free-form pool, where the precisely sculpted rock outcroppings showcase the views over the treetops to the panorama of the Hudson below. Key elements include the two-bedroom guesthouse, the Kyoto-inspired terrace with a grand outdoor fireplace, and the Georgian cedar wood siding and copper roof, all located on a picturesque six-acre parcel off a private road.

The home, which is surrounded by protected land and undeveloped parks, is on the market for \$2,995,000. "This part of the Hudson Highlands,

OPPOSITE: Residence 206, The River House at Hudson Harbor, 11 River Street, Sleepy Hollow, N.Y.

ABOVE LEFT: 63 Lovell Lane, Garrison, N.Y.

ABOVE RIGHT: 20 South Mountain Pass Spur, Garrison, N.Y.

which is arguably the most beautiful part of this area because you have the mountains and the river in view at the most narrow point of the river, is convenient to the city at just a bit over an hour from Grand Central Terminal," said Julian Paik, sales agent with Houlihan Lawrence. "The plantings at this home are just as beautiful as the house. When things start to bloom in May through September, you see many different species progress over time: It is like living in a botanical garden. The owner has a full natural survey of the property, with each species of plant and tree life catalogued."

Also on a ridge in the Hudson Highlands, 20 South Mountain Pass Spur in Garrison is a 6,216-square-foot cedar-clad Arts & Crafts style home, built in 1985, and also an architectural specimen. The steep rocky topography limits development and



makes for large lots, almost like mountain towns out west, or the Catskills or the Adirondacks, belying the home's close proximity to New York City. The property is a cluster of three separate structures: the main home, guest house and a spa house, all designed by a Fulbright scholar and midcentury modern specialist commissioned by one of his long-term clients who asked for a departure from his favored genre — in this case, by adding a gabled roof. The spa house has a gym, yoga studio, privacy screens and a unique mosaic shower, along with a 60-foot pool with lap lane and an integrated hot tub. The main home has a wine room, two fireplaces (one anchoring the living room and the other in the dining room) and a wood-burning stove — and the current owner upgraded it by doubling the size of the kitchen.

Notable for its long sightlines and extensive art gallery off the entry, the home is listing for \$2,375,000. "It is a perfect pressure relief valve from city life," said Craig Watters, sales agent with Coldwell Banker. "This home is for someone who wants seclusion and a healthy spa lifestyle — but who also needs easy access to the city from the Hudson Valley."

Also in Garrison, 21 Aras Ridge in Garrison, listing for \$2,985,000, is a 5,911-square-foot rectangular white contemporary built on 25 acres in 1978, with five bedrooms and 360-degree mountain and

Hudson River views from three levels. The home has several expansive terraces, a pool and a pool house, a dramatic living room and glass cornered windows, a curved glass kitchen, a separate wing for guests and plenty of room for an extensive art collection — all about 55 miles from Manhattan.

"This house started on the market for twice what the asking price is now — and that reflects the challenging real estate market for luxury homes," said Leslie Heanue, sales agent with Houlihan Lawrence. "The buyers realize it, and the sellers are finally beginning to accept it, and the prices are dropping accordingly. The house is about four-and-a-half miles to Cold Spring, which is a short distance considering it is a large property. Finding 25 quality acres this close to the city is more and more unusual as time goes on."

A uniquely modified and expanded midcentury Cape at 61 Rosedale Avenue in Hastings-on-Hudson, built by a structural engineer for his family in 1946, is on the market for the first time in nearly 25 years at \$720,000. The three-bedroom home features a mix of modern details throughout, and an expansive deck to the flat backyard for outdoor dining.

"The home was lovingly built by an engineer for his family — and he used the best materials of the day, the finest woods, stone for the mantle and flagstone for the extension that they use now for



Photo: Douglas Elliman

a media room,” said Jessica Murphy, sales agent with Julia B. Fee Sotheby’s International Realty. “He created a loft for his daughter, who was a weaver, to house her loom. It is a solid house, the wood is in impeccable condition: It is a Cape, but has an open-flow California feel with the big deck out to the large, flat backyard, which is unusual for the area. They also have a high-ceiling basement with stairs to the backyard — so there is a lot of additional space one might not expect in a Cape.”

In Dutchess County horse country, 2728 Route 44 in Millbrook, on the market for \$1,995,000, is a six-bedroom, five-bathroom home with a distinguished provenance that was built in the late 1700s, and then later purchased by Harris Smith of the Smith Brothers cough drop fortune. Katherine La Salle, a renowned actress of her day, lived there for many years with her husband, who was known as a gentleman farmer and master of the Millbrook hunt. The 54-acre property includes a stable, barn, carriage barn, six paddocks, caretaker/guest cottage and a functioning trout stream. Much of the property has been restored to its former glory after the current owners purchased it in 2003. There are six fireplaces, each with elaborate mantles, and the dining room has an authentic whale oil linoleum floor, with elegant French doors throughout much of the main floor.

OPPOSITE LEFT: 21 Aras Ridge, Garrison, N.Y.

OPPOSITE RIGHT: 61 Rosedale Avenue, Hastings-on-Hudson, N.Y.

ABOVE: 2728 Route 44, Millbrook, N.Y.

“This is an ideal country getaway home next to an exclusive village, and ideal for horse people looking for a large equestrian property, although it is not used that way now,” explained Susan Parshall, associate broker with Douglas Elliman Real Estate. “It could also have some commercial uses — a day spa or a weekend spa, or a school, or a bed and breakfast. It was a farm, so it has a business license, and the town of Millbrook is very open to reimagining some of these huge old country houses. In Dutchess County, the taxes are a fraction of what they would be in Westchester, and that is a key selling point for a property over 50 acres. This is an authentic 18th-century home that has been lived in by some well-known people over the years — with several outbuildings that could have horses again. There is still a hunt in Millbrook, and this property is already a worthy part of that time-honored tradition.” ■

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