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Photo: Julia B. Fee Sotheby's International Realty

ABOVE: 11 Carriage Trail, Tarrytown, Westchester County

OPPOSITE, ABOVE: 80 Donald Drive, Hastings-on-Hudson, Westchester County

OPPOSITE, BELOW: 125 Warren Street, Hudson, Columbia County

increased soundproofing and high energy efficiency, a Ludowici clay tile roof, high-quality German windows and doors lined with limestone, radiant heat throughout supplemented by forced air as a backup, and travertine and hickory flooring. Amenities include a large 3,000-bottle wine cellar, billiards room, home gym, saltwater pool and spa, and an outdoor kitchen with a pergola-covered dining area. The 5,910-square-foot home, clad in ochre-toned stucco, has monthly property taxes of \$24,013 — remarkably low for a house of this magnitude.

"The house took more than five years to complete, and the symmetry from any angle, looking down the hall, or outdoors — is perfectly aligned," said Margaret Harrington, associate broker with Douglas Elliman Real Estate. "You feel the quality of the design instantly, with the warm marble on your feet — it is perfection. Garrison is particularly popular with buyers who recognize the low taxes here, which are more than reasonable for a commutable and quiet Hudson Valley town surrounded by arts, culture, historic architecture and great restaurants. This is a multigenerational house, built to last, and the new owner will pass it on for generations. It is also a beautiful spot for a second home."

The Jazz Age mansion at 11 Carriage Trail in Tarrytown is situated on 5.56 acres as the lead property in the private gated community of Greystone on Hudson. The main home, on Greystone's highest point, features some 15,000 square feet of living/entertaining space, with Hudson views and a pool, all with updated underground electric, gas and water lines. The bathrooms and windows have all been replaced. There is also a three-bedroom, two-bathroom carriage-house with a five-car garage.

The list price for the home, built originally in 1926, is \$9,850,000. "The entire area has a rich heritage for mansions — and this has all the modern conveniences, in addition to a sprawling interior and exterior, with plenty of privacy, in one of lower Westchester's most sought-after communities just outside of New York City," said Beth Hargraves, sales agent with the HCH Team at Julia B. Fee Sotheby's International Realty. "It is one of the grandest properties in the Rivertowns — and the 15,456 square feet of interior space does not include the carriage house. It has been completely renovated, redone and modernized inside, with unobstructed Hudson River views, and it is the only home in the development with a carriage house. The entire property is fenced in, with a beautiful pool that also overlooks the river."

The three-level contemporary at 80 Donald Drive in Hastings-on-Hudson offers panoramic views across the Hudson River to the Palisades cliffs. Built on a hilltop cul-de-sac less than a mile from the river in 1989, and then fully remodeled in 2019, the 4,642-square-foot home, listing for \$2,150,000, technically has seven bedrooms, with an open-plan first floor, with a large bluestone deck with three rooms, including a handsome windowed office, on top.