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Photo: Daniele Mizzan

Lower Westchester

Fine homes in Rye, Scarsdale, Harrison, Bronxville and Tarrytown are tempting many luxury buyers to look north of New York City this spring.

A rare hilltop Southern Colonial-style home, built in 1927 and completely renovated between 2008 and this year, still exudes an antebellum charm and grace — with a grand terrace with square white columns — that stands out among the New England colonials around it. New on the market at \$5,995,000, 425 Grace Church Street in Rye is a three-level, 9,727-square-foot home, set back on one of Rye's most historic streets, on one of Rye's largest (4.6 acres) parcels, with a pear and apple orchard and a Shoreline Pool, a 500-square-foot heated and air-conditioned pool house and a 12-person spa. Additional amenities include a 48-zone Wi-Fi controlled irrigation system, a 48-kilowatt

whole-house generator and a primary bedroom suite with a fireplace and French doors opening to a finished balcony overlooking the pool. There are eight fireplaces in all.

The 10-bedroom home, near Westchester's finest private clubs, offers a 35-minute Metro North train commute into New York City. "This house combines the classic Southern-style exterior with all the latest features inside — very sleek and modern — with a very professional open-plan custom kitchen that connects to the family room in the way people like today, with a summer kitchen and a pool house that is the size of a Manhattan apartment," said Fiona Dogan, global real estate adviser with Julia B. Fee Sotheby's

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Photo: Douglas Elman

International Realty. "You can find this type of home in backcountry Greenwich, but there you are several miles out of town. Here you can walk into town and schools, and the beach and golf clubs are close by, too. That is the advantage of living in Lower Westchester."

Built in 2006, 680 Milton Road in Rye sits along Milton Point Harbor and includes a well-equipped private 38-foot-long dock. Listing for \$3,695,000, the three-story home features a 1,000-square-foot finished lower level, which adds a media area, gaming area and music area, as well as an additional office and an extra bedroom, bringing the total bedroom count to as many as seven, depending on how the home is configured. There are also three offices, including the main one on the first floor, with cathedral ceilings and plenty of light, along with the lower-level office and a third office on the third floor with sweeping harbor views.

The home is two doors away from the rowing club, and a short walk to the Rye marina. "This is the only waterfront currently available in the city of Rye — everything else is gone," said Michele Flood, associate broker with Coldwell Banker. "The market is very hot, and there have been bidding wars for waterfront properties. This one is on the harbor side, and a perfect spot for boaters."

The newly constructed five-bedroom chateau in the middle of historic Lawrence Park West, at 7 Carlton Road in Bronxville, is stocked with custom features and technologies, including a Lynx outdoor kitchen, heated pool and spa, custom-designed floating staircase, 12-foot coffered ceilings on the first floor and 17-foot ceilings on the second. The finished lower level of the 8,600-square-foot smart home, priced at \$6,975,000, adds an addi-



Photo: Anthony Acciari

OPPOSITE: 425 Grace Church Street, Rye

TOP: 7 Carlton Road, Bronxville

ABOVE: 680 Milton Road, Rye