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Photo: Julia B. Fee Sotheby's International Realty

Iconic Westchester

Long known for their grace and grandeur, homes in Westchester County run the gamut from traditional to modern – all with a distinctive Westchester style and usable outdoor space that buyers just north of the city have come to expect.

Located about 45 minutes by train from Grand Central Terminal, the waterfront home at 824 The Crescent in Mamaroneck feels a world away from Manhattan. Built in 1935, the home has a storied past as a community meetinghouse and, at one time, a moonlight party house with a dance floor setup over the pool. In the old days, the property's strategic location made it a perfect supply point directly on Mamaroneck Harbor. Today, the property features a deep-water double dock that can accommodate a 100-foot yacht. The direct waterfront home has two private beaches, a great room with a grand fireplace, architectural wood beams and cathedral ceilings reaching 16 feet.

Listing for \$7 million, the home could easily be ex-

panded. "To find a private beach and a deep-water dock is very unusual here, and to find a house that is set back far enough to not worry about storm surge is hard enough," said Joan Capaldi, sales agent with William Pitt Sotheby's International Realty. "Then to find a waterfront pool with a second beach, with an amazing cathedral ceiling great room with 16-foot vaulted ceilings, architectural wood beams and a skylight and a beautiful fireplace, with French doors to the patio, as well as a lawn, deep-water dock and a Long Island Sound view is almost impossible. The views are spectacular no matter the season. There is office space off the garage that could be turned into an additional bedroom with not a lot of effort at all, and there is also a pull-down attic, so you could

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Photo: VHF Studios

easily add a second floor to possibly double the square footage. But even if you don't do that, the great room makes it all worth it."

Manursing is a peninsula in Rye, with the famous beach clubs at the foot of the Manursing Way. 19 Manursing Way, a 4,500-square-foot contemporary built in 1978 on 1.42 acres, with a 25-foot-by-50-foot heated swimming pool, is surrounded by beech hedges for privacy, with dual cabanas with full bathrooms and a full kitchen. Beyond the pool is the Har-Tru tennis court, 75-foot yard and a vegetable garden. The two-story foyer leads to a sunken cathedral ceiling living room with a floor-to-ceiling fireplace, with a 1,761-square-foot deck with a year-round Jacuzzi hot tub.

The square-footage for the home, on the market for \$3,695,000, does not include the partially finished walk-out lower level with a pool table and a wine cellar. "The home offers real privacy, with pool and tennis and a big yard in an ideal location near the Long Island Sound in Rye, only about 35 minutes to the city," said Richard Neuman, sales agent with Coldwell Banker. "The market in Rye is strong here; houses are moving — and the Manursing location and lot size is ideal on 1.4 acres. Realtors will tell you Manursing Way is one of the most beautiful streets in Rye, and this is walking distance to everything the town offers. There simply is nothing comparable on the market in Rye at the moment."

Located on 1.53 acres in Chappaqua, 11 Green Lane has a long list of special features, including seven Murano chandeliers (each of which is staying with the house), a freeform saltwater gunite pool, geothermal and solar power, a commercial whole-house generator, two Tesla charging stations, three-level elevator, Belgian block driveway, solid curved doors throughout with a mahogany wood front door, dual Toto Neorest toilets in the primary bathroom and a

Photo: Douglas Elliman



OPPOSITE: 824 The Crescent, Mamaroneck

TOP: 19 Manursing Way, Rye

ABOVE: 11 Green Lane, Chappaqua