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Upper Westchester

From Bedford and Pound Ridge to Chappaqua, well-priced homes with plenty of outdoor space move quickly as demand continues to be strong and inventories low.

The three hamlets of Bedford — Bedford Village, Bedford Hills and Katonah — offer a wealth of fine homes and estates, many on large parcels renowned for their pastoral beauty. 270 Cantitoe Street, in Bedford Hills, is a contemporary-styled three-bedroom, six-bathroom home built on 12.18 acres dubbed “the tree-house” because of its wooded views and privacy. In addition to the angular main house, with walls of glass and cypress wood walls, the estate comprises a two-bathroom guest/pool house, with a 20-foot by 60-foot pool, a three-car detached heated garage with an electric vehicle charging station and a spa with vista views past the curving

half-mile-long driveway. A 48-kilowatt generator can power the entire property.

The list price for the property, located along the renowned Bedford hiking and riding trails, is \$4.5 million. “This is a very architectural, design-forward home, with many indoor/outdoor living options — two qualities many people, especially weekenders who appreciate art and architecture, are looking for,” said Angela Kessel, sales agent with Houlihan Lawrence. “The garage could be used as a workspace, yoga studio, gym or an office — and like the main house, it too is a beautiful structure. Featuring ponds with cascading waterfalls in between them, the location is an



OPPOSITE: 270 Canilloe Street in Bedford Hills

ABOVE: 23 Waring Road in Pound Ridge

RIGHT: 3 Lake View Lane in Bedford

idyllic natural spot, with hiking trails surrounding it — all under an hour to Manhattan.”

Kessel is also showing 23 Waring Road in Pound Ridge, a classic center hall colonial built in 1998 that could not be more different. Built on a cul-de-sac with flat lawns, fenced-in cedar vegetable gardens and a large pool on a flat property with extensive gardens, the massive 8,446-square-foot home has three offices — ideal for the work-from-home lifestyle, with a lower level for entertaining and hobbies that also serves as a pool house.

Listed at \$2,650,000, the three-acre, five-bedroom, seven-bathroom property includes two wood-burning fireplaces, a fully finished walkout basement, and a Rutt kitchen with radiant-heated floors, a 10-foot center island, 48-inch Sub-Zero refrigerator, Wolf cooktop, dual dishwashers and double ovens — all backed up by a 75-kilowatt generator. “This is a multigenerational house for extended family and guests who need lots of space for entertaining indoors and outdoors with large terraces, decks and a pool, and a great kitchen,” explained Kessel. “There is an awning over the terrace, with a covered porch for outdoor living — and kids can ride their bikes in the cul-de-sac, which is very quiet.”

Built on 4.63 acres in 2009, 3 Lake View Lane



in Bedford is a three-level, 8,148-square-foot home with 10-foot ceilings on each level, a large wood-paneled library that serves as an office and a heated and fenced pool. The lower level includes a home theater, rec room with a fireplace and a bathroom, exercise room, game room, wet bar and a 3,500-bottle wine cellar. There are five gas fireplaces. Although the Christopher Peacock kitchen with a Carrera marble island is a centerpiece, the main attraction upstairs is the oversized primary bedroom suite, which includes a seating area, fireplace and space for a large-screen television, an enormous dressing room with a makeup table and exercise area. Dual closets, a huge steam shower and dual vanities on each side in the oversized bathroom round off the master suite.

The asking price of \$3,495,000 makes this the



ABOVE: 375 Hook Road in Katonah

BELOW: 15 Woodard Road in Bedford Village

OPPOSITE: 76 Cowdin Lane in Chappaqua

best house on the market in the Bedford and Pound Ridge area priced between \$2.75 and \$4 million, said Frank Haymson, associate broker with Douglas Elliman Real Estate. "The builder of this home completed six houses in the area, all extremely planned, and this is one of the largest," he said. "Many homes in this price range have come on the market, all have moved quickly — and I expect this one will, too. I have been selling real estate for 40 years, and have never seen a more perfect house, with perfect flow, and every imaginable amenity."

Hook Road, long known for its 100-year-old Bedford Oak at one end, and as the location for the Caramoor Summer Music Festival at the other, is the site of 375 Hook Road in Katonah, listing for \$5,500,000. The 12,500-square-foot shingle-style home, built on 12.01 acres in 2010 with direct access to the Bedford trail system, comes with five bedrooms, eight bathrooms, a 30-foot-by-50-foot pool with a pool house with its own game room and full bathroom, and a separate detached garage with an indoor car wash and enough room to house 13 cars. The car garage is spacious enough to accommodate a vintage fire truck inside. The property includes a caretaker's cottage and a barn which once housed horses.

"The location on the beautiful Hook Road, along with the quality and the size of the house — ideal for a car enthusiast — are the main selling points," said Sally Slater, associate broker with Douglas Elliman Real Estate. "What you get for this amount of money is astounding in this market — and this is a prime example. To build it at \$800 a square foot, or even at \$1,000 per square foot, which is a low estimate for a home of this quality, could easily cost \$10 million, and that sum does not include the prop-





Photo: Digital Homes

erty, landscaping, gardens, pool and the heated and air-conditioned car building, which alone had to have been well over \$1 million to build. At these prices, well-priced homes like this one can move here in a day."

Located in the Huntwood neighborhood in the Byram Hills school district in the town of North Castle in Bedford Village, 19 Woodland Road is a four-bedroom, three-full-and-one-partial bathroom home on two acres with a home office, now on the market for \$1,375,000. Key features of the 3,879-square-foot home include two covered porches, one of which is 65-feet long on the ground floor with an Ipe wood deck, (the other is off the primary bedroom upstairs), a recently added sunroom, double-sided fireplace between the family room and living room, a slate patio and a pool with an outdoor sound system. The home features detailed molding throughout, and a potting shed for gardening in the backyard area, which is all usable space.

"The neighborhood is very family-friendly — and people walk in the streets with their kids all the time," said Cindy Gayle, associate broker with Coldwell Banker, who is also the homeowner. "We have renovated the home extensively over the years, with extensive built-ins and a renovated kitchen, and this is the first time the home has been on the market in more than three decades. Potential buyers who come to see it have been impressed by the private oasis we have in the back, with mature trees and several perennial gardens, and by the porches. We use them all the time. There is very low inventory in Bedford, and well-priced homes are turning over quickly at all price levels."

In Chappaqua, 76 Cowdin Lane is a four-bedroom,

six-bathroom, 5,598-square-foot home built on 4.2 acres on a coveted street in the heart of town near Chappaqua Crossing, with a new Whole Foods, Starbucks, Sweetgreen and a Life Time fitness center within easy walking distance. With a soundproof movie theater upstairs, the home is on mostly one level, with a first-floor primary suite, large private office and combined kitchen and great room with Miele appliances and sliders to the deck. The living room features a double-sided fireplace to the family room, with three additional bedrooms, with a dumbwaiter and a laundry chute, all on the same level. The gym, large recreation room with a fireplace, full bathroom and laundry are on the lower level.

The list price of \$1,950,000 includes solar panels on the roof, which heat the pool. "The home is on a beautiful old road with mature trees and stone pillars at the entrance, and the property backs up to Chappaqua Crossing — so while people who live here still live in privacy, they can use these convenient shopping area amenities," said Joanna Rizoulis, associate broker with Julia B. Fee Sotheby's International Realty. "Walking to amenities is unusual in Chappaqua, and the schools and train station are also less than five minutes away. I like this home because it doesn't feel anything like a typical 1960s house — mostly because it has an enormous kitchen and great room area. We have noticed that people from this town already love this street, and people coming up from the city love it too because it is walkable to everything, and not isolated. People also love it because more than four acres is a huge parcel for the area — and it already has a pool. For those who still feel the pandemic, having that extra space in the back is liberating." ■

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