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Photo: Daniel Milstein

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Photo: Digital Homes

**OPPOSITE:** 577 Harris Road, Bedford Hills

**ABOVE:** 24 Bloomer Road, North Salem

**RIGHT:** 120 Cottage Avenue, Purchase

# Iconic Westchester

*From bucolic colonial estates and English manor homes to equestrian properties, modified ranches and homes just off Long Island Sound, venerable Westchester homes come in a variety of styles and price ranges that continue to appeal to buyers who want to live close to, but not in, the city.*

The cedar shingle-style colonial estate at 577 Harris Road in Bedford Hills, built in 1908 at the beginning of a classic architectural age, recalls a bygone era of mahogany wrap-around porches, second-story terraces, turrets, gazebos atop the crest of hills, meandering driveways, elaborate gardens hidden from the main road and grand courtyards. This one, a five-bedroom that includes five fireplaces in the main house and two in the large four-bedroom converted barn/guest house, offers all of that, while also featuring a pri-

mary bedroom with two bathrooms, oak-paneled library, vast kitchen, two offices, wine cellar and four secondary bedrooms. Listing for \$6,900,000, the 12.39-acre property is close to all the Bedford Riding Lanes Association trails, which cross back and forth across Harris Road, with one of them directly across the street.

The train ride to Grand Central Terminal is about 55 minutes from Bedford Hills, and the door-to-door trip to the train station is around 10 minutes. “The original family lived there for decades until the

current owners purchased the house in 2001, and it has never been on the open market until now,” said Martha Violante, sales agent for Houlihan Lawrence. “The current owners always loved this house, which is called Squirrel Hill, and knew the sellers. This home has very little competition in Bedford Hills now due to very low inventory. Our location as the bucolic gateway to New England was very popular during the pandemic and is still very popular among buyers looking for rural sophistication around an hour to New York City.”

Equestrian properties are equally rare, and similarly sought after. Located in the heart of horse country, 24 Bloomer Road in North Salem, on the market for \$3,995,000, is a working horse farm with 25 horse stalls and eight paddocks, with a heated 70-foot-by-170-foot indoor riding arena, 130-foot-by-220-foot irrigated outdoor riding arena and a barn with grooming stalls and a large tack room — all with direct access to the North Salem Bridle Trails. The three-bedroom, 4,174-square-foot main house with a wraparound porch was constructed from scratch with a new foundation in 2020, with refurbished 150-year-old dark oak wood floors and original hand-hewn beams from the old cottage.

There is a golf course next door and a tennis club across the street, with the Old Salem Farm, one of



Photo: Laurel and Grand

Westchester County’s premier equestrian facilities, less than a mile away. The current owner enjoys an agricultural tax exemption, keeping the property taxes reasonable. “The current owner ran a thriving horse business here, and this property is well known in the area among equestrians — she had 25-plus horses on the property for riding lessons and for clients who boarded their own horses there,” said Ciaran Murphy, sales agent with Douglas Elliman Real Estate. “The new building has the latest appliances and mechanicals, and a highlight is the dining room, which has a wall with a traditional foxhunting horse scene mural — painted by a local artist. You are not going to get a better location than this in horse country.”

Privately run horse farms are exceedingly rare in Lower Westchester. Located on 6.85 acres, 120 Cottage Avenue in Purchase is a fully appointed



Photo: Modern Angles

**ABOVE:** 770 Taylors Lane, Mamaroneck

**BELOW:** 573 N. Broadway, Yonkers

**OPPOSITE:** 30 West Lane, Lewisboro

equestrian facility, with an 1890 carriage house for living quarters that sits adjacent to a golf course, with the SUNY Purchase campus on the other side. Besides the main house, which was renovated in 2000, the facilities include a 16,000-square-foot, 80-foot-by-200-foot covered indoor riding ring and a 100-foot-by-300-foot fully lighted outdoor ring featuring a high-quality sand surface, with heated tack room and a 20-stall horse stable. The 2,100-square-foot, three-bedroom home at the end of a country road includes a formal living room with a den/office and features a massive two-sided stone fireplace wall.

Listing for \$5,999,000, the property was originally part of a 500-acre cattle-breeding business, and later a large dairy farm, located about 35 minutes north of Manhattan and five minutes from Westchester County Airport. “This is the only privately owned working horse farm in lower Westchester,” said Giselle Gerson, sales agent with Julia B. Fee Sotheby’s International Realty. “The owners are selling to someone who wants to do the same thing — they want to preserve the integrity of the land and keep it as a working horse farm. Once it is gone, it is gone forever.”

Near the Mamaroneck Yacht Club, the four-bedroom/five-bathroom home at 770 Taylors Lane in Mamaroneck, listing for \$4,350,000, offers sea-grass and water views off a quiet lane next to Otter Creek Nature Preserve and Van Amringe Millpond, which connects to the Long Island Sound. The 0.98-acre property includes a dock for kayaks and small watercraft, with a free-form kidney-shaped pool, a first-floor primary suite with dual dressing rooms (one with its own step-in tub) and a yard dotted with fruit trees near the

Photo: Daniel Milstein



Photo: Brown Harris Stevens

Metro-North train station, 35 minutes north of Grand Central Terminal.

“The property abuts a nature preserve, so it feels very open, and the views of Van Amringe Millpond out to the Long Island Sound are soothing and tranquil,” said Sula Pearlman, associate broker with Coldwell Banker. “The sunroom overlooks the backyard and the pool and can serve as an office, so the home works well for work-at-home people. This will go to someone who really values the water views — and loves the peacefulness of looking out to the water in Mamaroneck. Good waterfront views always have strong demand no matter what the market is, and they retain their value — and this one abuts a nature preserve, so nothing can be built behind you.”

Designed and completed in 1910 by architect Wilson Eyre Jr., one of the most highly regarded architects of his era, 573 North Broadway in the Woodstock Manor section of northwest Yonkers is a handsome brick manor home reimaged and extravagantly updated in 2010. The restoration for the landmarked three-level home, now with seven fireplaces with fully restored surrounds and two terraces, called for the removal of all the wood beams, which were refurbished and then put back into the living room ceiling. All the original woodwork was refinished, with the original glass on the sides of the front door fully brought back to life. The lower level, with a family room, gym and sunroom with half-moon windows, adds a fourth level. The restoration brought a herringbone brick pattern patio, restored wrought iron gates and then added new landscaping that blooms as spring leads to the summer and fall, with the original wood sculptures flanking the windows and shutters.

Listing for \$2,225,000, the home, located two blocks from the Hudson River, also includes a slate roof. The commute to Grand Central Terminal is a half hour or less by car or train. “The trees and hedges look like they have been there forever — but all are new,” said Nancy Strong, sales agent with Douglas Elliman Real Estate. “This level of restoration is unique in this area, and comprehensive in all aspects. In Bronxville, a restoration this meticulous would sell for well over twice this much.”

A modified ranch built in 1958 and then expanded to include a second primary bedroom upstairs, 30 West Lane in the South Salem section of Lewisboro, near the border with Ridgefield, Conn., is on the market for \$890,000. Located on a tree-lined street, the rural property is situated on a flat two acres, with a cheery kitchen and an all-glass wall with sliders to the big deck and yard. It could be configured for five bedrooms — or as a three-bedroom with two offices.

The furnace, air-conditioning, hot water, well pump and tank are all less than two years old. The double tandem garage can fit as many as five vehicles, with room to spare for a workshop. “Each of the primary bedrooms have sliders to decks, and the home’s mechanicals are all completely updated,” said Michael Manzano, sales agent with Brown Harris Stevens. “If you want to live a reasonable distance from your neighbors at a reasonable price with a great school system — this is it.” ■