



# Hudson Valley Living

*The historic river towns on the eastern bank of the Hudson are being rediscovered by a new generation of home buyers enamored by the area's geographic beauty and unique mix of urban and suburban sensibilities, with prices far below those in the big metropolis to the south.*

**C**roton-on-Hudson, known as a retreat for artists, writers, musicians, actors and creative people since the days of early residents John Reed, the only American buried in the Kremlin, and Isadora Duncan, who brought her students there in the summertime, is still sought after as an embracing community at the Hudson's widest point. The home at 17 Warren Road was built in 1930 by a gay couple — one a set designer, the

other an actor — who lived very comfortably in the area for decades. The new owners have been lovingly bringing the property back to life, doubling the home's size to four bedrooms as part of a total renovation that included rebuilding the gardens spanning the 2.51-acre property. There is now a terrace at the closest point to the river, and another terrace linked to the house, ideal for al fresco dinner parties. Both terraces offer river views that stretch



**OPPOSITE:** 17 Warren Road, Croton-on-Hudson.  
Photo: Digital Homes

**ABOVE:** 2 Bramblebush Road, Croton-on-Hudson.  
Photo: Douglas Elliman

open-concept walkout lower level with a gym, artist's studio, wine cellar/tasting room and plenty of room for a billiards table and a wet bar, with a rock landscaped free-form gunite pool just outside.

The list price of the home, located five minutes from town and two minutes from the Metro North Croton-on-Hudson train station, which is 50 minutes from Manhattan's Grand Central Terminal, is \$1,245,000. "It was built in 1990, but looks older, the way they designed it — with a very rustic feel, exposed beams and gorgeous wide-plank wood floors," said Anthony Debellis, associate broker with Douglas Elliman Real Estate. "They were looking for privacy and solitude, perfect for a writer, artist or celebrity buyer who appreciates architecture, nature and solitude in a historically artistic place. It is like a ski lodge hidden in the woods in Croton-on-Hudson — but with an expansive deck with Hudson views. It is like you are in Vermont: you can swim naked in the pool if you like, and no one will see you except the deer. The drive to the city is less than an hour; I have made it from here to Manhattan in 40 minutes."

The colonial/contemporary mini-estate at 80 Brookwood Drive in Briarcliff Manor, listing for \$2,250,000, also offers year-round panoramic Hudson River and mountain views. Custom-built by a noted architect and recently remodeled by a professional decorator, the 6,765-square-foot open-floor-plan home, built in 1989, is sited on its 1.8-acre lot so that the views extend through the house to the pool (with an automatic pool cover) on the other side. There are four working fireplaces (three wood-burning, the other gas in the walkout lower level), and the kitchen is flanked by an oversized butler's pantry, with two dishwashers and two refrigerators for entertaining, and a large center island. There are four ovens in all — and there is also a small

to the new Governor Mario M. Cuomo Bridge and across to the lights of Haverstraw in the distance.

The size is now approximately 4,700 square feet, with an asking price of \$2.9 million. "This house is high enough above the railroad to have great views, and to be protected from it," said Anda Onesa-Lieberman, sales agent with Coldwell Banker. "The other thing that is special about this location is there is no highway between the house and the river, unlike a lot of other houses in the area — therefore it's very private, and very quiet. At two-and-a-half acres, this is an unusually large parcel that is essentially flat between the house and the river. There is a reason that the original couple who owned all the properties on this street kept this one and sold the rest."

Another Croton property, this one a four-bedroom country estate located at 2 Bramblebush Road, sits on 5.88 acres of well-landscaped property, also with glorious Hudson River views. A long driveway winds through the grounds, past private terraces with colorful plantings, old-growth trees and green lawns. The 6,046-square-foot home features a first-floor master bedroom suite with an indoor sauna, along with six working fireplaces, antique wide-plank floors, and an





**TOP:** 55 Field Terrace, Irvington.  
Photo: Julia B. Fee Sotheby's International Realty

**ABOVE:** 80 Brookwood Drive, Briarcliff Manor.  
Photo: Pedro Sousa, Jump Visual

**OPPOSITE:** 6 Carriage Trail, Tarrytown.

kitchen downstairs, as well as an outdoor kitchen. The great room, with double-height walls, was redone when the owners redid the kitchen, adding a coffered ceiling, extensive stonework and new windows in the great room.

The owner is relocating, and has priced the move-in-ready property, about a 35-minute drive from the city, at \$2.25 million. "The architect added all kinds of windows in places like the balcony, so that the light passes all the way through the house," said Andrea Martone, sales agent with Houlihan Lawrence Real Estate. "There is also a glassed-in breakfast room off the kitchen; you can see the river from there, too. Many of the windows in this house are new, and all are designed for the river views. Why fight the traffic to the Hamptons when you can live just as well here?"

The seven-bedroom brick colonial at 55 Field Terrace is the centerpiece of a three-acre property in the Ardsley Park estate section of Irvington that once belonged to Cyrus Field, an entrepreneur credited with laying the first telegraph cable across the Atlantic Ocean in 1858. A stone turret, stone walls and other period details are all that exist today from Field's main home, which was situated near the current day pool. The 4,864-square-foot brick estate that replaced Field's, built in 1928, is surrounded by perennial gardens, specimen trees and lawns, a Lord and Burnham heated greenhouse and an elegant freeform pool that is sited at the property's highest point — where the original mansion once stood —



with panoramic western views.

The list price is \$4,250,000. "It is unusual to have this much land, and this much privacy in Irvington, which is an especially charming lower Westchester town about 30 minutes from the city," said Dawn Knief, sales agent with Julia B. Fee Sotheby's International Realty. "You don't typically see three-acre properties like this here unless you go farther north in Westchester. Even though the main house from the 1800s isn't there any more, the property is rich in history. All the river towns have a quaintness — an old-world, small-town feel — that is especially appealing to people relocating from the city. It doesn't feel isolated like some suburban areas, and Ardsley Park is known for its larger estate properties like this. My clients typically want proximity to the city, they want land, and they want privacy — and this has all three."

Greystone on Hudson, an impressive, 100-acre new development of 21 grand estate home sites being built across from Lyndhurst Castle along the Hudson in Tarrytown, is 13 miles north of Manhattan. The new stone manor at 6 Carriage Trail in Greystone (named for the estate of Josiah Macy, partner of John D. Rockefeller, that once stood there) is situated some 450 feet above the river at the end of a private cul-de-sac on a 2.83-acre plateau, framed by two 100-year-old sycamore trees, and offering panoramic views of the Hudson River, Governor Mario M. Cuomo Bridge and the Palisades. The facade of the estate is

Manhattan schist, which was quarried on the site and pillowed by craftsman to give the individual stones the same texture as homes built in the Gilded Age. The library is a full mahogany room with 25-foot ceilings, and has an authentic sliding ladder to reach books on the second level, with eight-inch-wide plank floors and a five-foot-tall marble fireplace. The upper balcony, facing into the library, is connected to the master suite and designed after J.P. Morgan's library in Manhattan.

In all, there are 5,751 square feet of covered porches and verandahs, all with river views, with nine bedrooms, 10 bathrooms (and three powder rooms), a home theater, indoor basketball court and a wine cellar/tasting room. The mansion has almost 23,000 square feet of air-conditioned space in the interior, including two full kitchens and an outdoor kitchen and barbecue space. The asking price is \$12,995,000. "The craftsmanship is on a level you would find in homes built in the Gilded Age, but with all the modern technologies, including a modern-day geothermal heating system," said Amanda Cernitz, sales agent with Houlihan Lawrence Real Estate, the exclusive sales and marketing agent for Greystone on Hudson. "The development is terraced in such a way as to maximize privacy for each estate, as well as maximize the views from the outskirts of Manhattan. I don't know if there is any site this large that can provide this level of privacy, with these kinds of Hudson River views, this close to Manhattan itself." ■