



# Hudson Valley Living

*The historical river towns along the Hudson just north of New York City, long an attractive and tranquil alternative to big-city life, are now luring more and more buyers in search of more space at a more affordable price.*

**B**uilt during the Civil War, the five-bedroom brick estate at 106 Magnolia Drive in the Riverview Manor section of Dobbs Ferry features year-round Hudson River views, 13-foot ceilings, four fireplaces, period carved moldings, stained-glass windows and a three-sided terrace with a stone balustrade. The home is listed on the Westchester County Inventory of Historic Places, and is said to have hosted prominent artists, authors and activists in its banquet-sized dining room.

The four-bedroom, 5,068-square-foot home, with three full and two partial bathrooms, four fireplaces and a dining room with a ceiling so high it was once used as a trampoline room, is listing for \$1,549,000. "The asking price, which has been reduced, is remarkable for an authentic classic like this with river views in one of the best locations in the Hudson river towns," said William Ford-Sussman, sales agent with Coldwell Banker. "Riverview Manor has become

particularly attractive for buyers moving out of the city who are wary of what they perceive as a typical suburban destination. New arrivals from Brooklyn, Manhattan and beyond encounter a blend of small, classic river-village living with a familiar cultural sensibility. It offers a unique, less frenetic way of life that is largely devoid of suburban sprawl."

Also in Riverview Manor but across the border in Hastings-on-Hudson, 117 Villard Avenue is a 3,519-square-foot colonial built in 1910 on 0.61 acres within walking distance of town, train, schools, community pool and tennis courts. The house sits high above the water to take advantage of the river views, with a grand hallway that leads to the staircase and two entrances, one from the side where a mud room leads to the kitchen and the other from the front, with two lions' heads flanking the front porch.

The home is on the market for \$1,349,000. "It has an attractive Mediterranean feel, and the mature



copper beech, oak and horse chestnut trees provide a lot of privacy,” said Lisa Carroll, sales agent with Houlihan Lawrence. “It is a solid and stately home in Riverview Manor, within walking distance of everything you need, with river views. It is very different from what people think of as the ‘suburbs’ because the home doesn’t feel isolated. While a walk-to-all property like this especially appeals to potential buyers who are priced out of parts of the city, it is also for people who already live in and love the Hudson Valley, but who are looking for more space.”

The Nantucket-style home built in 2007 at 200 Mountain Road in Irvington, on the market for \$2,225,000, sits on a one-acre lot next to Old Croton Aqueduct Trailway State Historic Park, a 26-mile-long preserve. The three-story, five-bedroom, 5,000-square-foot home, which features a large wood-burning stone fireplace and a stone-floor rec room with 20-foot ceilings leading to the gardens, is about 14 miles north of New York City.

“This is a contemporary colonial with a very open floorplan and forward-thinking design built before open space came into vogue in Westchester County,” said Dalia Valdes, associate broker with William Pitt Sotheby’s International Realty. “They visualized this total family concept, and it works well here, with a master bedroom and a large terrace upstairs, where there is a laundry room, exercise room, office and an expansive walk-in closet. The home is surrounded by several hundred acres of Irvington woods and protected green space, and you can access all the trails from your backyard — so it feels like the country, on a winding mountain road, even though you are still in the suburbs. There is a little stream that runs in the back, and you see foxes and turkeys. They even have an active chicken coop on the property.”

The 5,843-square-foot home at 28 Washington Avenue in Irvington, built in 1922 and currently on the market for \$2,590,000, is a fully renovated French Normandy-style home, with unusually large windows that invite the sun inside even on a cloudy day. The current homeowners renovated the bathrooms, expanded the kitchen and added two sets of washer/dryers, with large bluestone terraces, decks, and an English garden with flowering plants and mature trees outside.

“They also updated the mudroom for the home, which now comes with a three-car garage, renovated basement, two wine cellars and two laundry rooms, and added a beautiful master bedroom suite, a finished basement and a fully renovated third floor,” said Valdes, who is also showing this home for William Pitt Sotheby’s International Realty. “It also has a circular driveway, as you might expect of a truly gracious home from a bygone era, but has been updated with surround-sound speakers, new bathrooms and kitchen, and French doors that access the yard from the lower



**OPPOSITE:** 200 Mountain Road

**TOP:** 106 Magnolia Drive

**ABOVE:** 117 Villard Avenue

level. It is on a big piece of property in a true neighborhood community where you can visit neighbors, backyard to backyard, for play dates, within walking distance of train, town and the aqueduct trail system.”

Garrison has long been a popular destination for New Yorkers moving north, either for a primary or secondary home. The 5,284-square-foot, five-bedroom home on 6.72 acres at 446 Route 403 in Garrison, recently reduced to \$2,295,000, was once a carriage house when it was built on a quiet road in



**TOP LEFT:** 28 Washington Avenue

**TOP RIGHT:** 446 Route 403

**ABOVE:** 15 Oakes Road

1895. The sellers renovated it extensively, adding a master bedroom suite overlooking the pool and tennis court, with a courtyard, large central living space, floor-to-ceiling fireplace and arched barn doors. The original beams and high ceilings are still in place, with three fireplaces (two wood-burning and one gas in the master bedroom).

"The owners spent more than \$4 million on the expansion of this house, with a lush flower garden in an English courtyard in the middle," said Anthony DeBellis, associate broker with Douglas Elliman Real

Estate. "Garrison is popular with Manhattan buyers for weekend retreats, but there are also full timers there. The property originally listed for \$4,750,000 two years ago, and the annual property taxes are relatively low at under \$30,000. This exceptional property should move quickly at this new price."

Farther north in Ulster County, on a cul-de-sac on the western shore of the Hudson, 15 Oakes Road in Highland is a new (2017) contemporary-styled property with Hudson River frontage and unobstructed views of both the Mid-Hudson Bridge and the Walkway Over the Hudson Bridge. The modified-A-frame, 3,900-square-foot home was built by Lindal Cedar Homes, an environmentally conscious builder from the Pacific Northwest specializing in modern homes with cedar beams and wood trim, and plenty of floor-to-ceiling walls of glass for open, panoramic views.

The current owner built the home for herself, but then needed to relocate. The asking price is \$1,899,000, with the annual real estate taxes at under \$13,000 a year. Located about 10 minutes from the Poughkeepsie train station, which is about an hour and 50 minutes from Grand Central Terminal, the home comes with riparian river rights to build a private dock along the Hudson. "I have not seen another house with this proximity to the Hudson that offers true walls of glass showcasing how the river changes — between the sunrise, the moonlight and the changing riverscape of boats," said Margaret Harrington, associate broker with Douglas Elliman Real Estate. "You can walk down your driveway and across the street to the Hudson, and at the same time live in a vibrant up-and-coming Hudson Valley community. And this particular house is built for energy efficiency, with very low operating costs. Couple that with the manageable property taxes, and this is an excellent buy for a handsome recent-construction home along the Hudson." ■