



Moving Upstate

*Head north of pricey Westchester County to find fine homes
with significant acreage – and some real bargains.*

For roughly the same price as a run-of-the-mill one-bedroom condo on Manhattan's Upper East Side, a sophisticated four-bedroom, six-bathroom home with water rights to the West Branch Reservoir in Carmel, in Putnam County, is on the market for \$1,295,000. Built in 1900 at 215 Washington Road, the 4,498-square-foot stone-clad home on an 8.13-acre lot was renovated in 2015, and features a gunite pool, a sunken living room with a picture-perfect view of the very elegant curved stairway through its arched doorway, an Art Nouveau fireplace in the family room, a dining room with walls of windows and French doors to a cobblestone patio, and a master suite with walls of closets and a sitting

area with reservoir views. The cobblestones came from the streets of New York City, and were transported north with the help of city laborers by the home's owner at the time, who was in line for an ambassadorship during the administration of Franklin D. Roosevelt. The illegal transportation of the cobblestones was later exposed as corruption, and the ambassadorship denied – but the stones remain.

"Carmel is one of the most desirable areas of Putnam County, and many people just don't know about it," said Dalia Valdes, associate broker with Julia B. Fee Sotheby's International Realty. "This home would make a perfect vacation spot: very private, surrounded by flowering specimen trees,



Photo: Douglas Elliman

OPPOSITE: 215 Washington Road, Carmel

ABOVE: 58 Nosh Kola Lane, Patterson

RIGHT: 221 Oscawana Lake Road, Putnam Valley

stone walkways and with rolling lawns, all tucked away on a road that ends at the reservoir. A lot of my clients with secondary homes are looking to sell homes even farther north of the city, in Hyde Park or Rhinebeck, and move closer to Manhattan as their kids move out. They want easier access to the city — and being so far away, they are not able to use the city for their other pied-à-terre home as much as they want to. Carmel prices are for the most part less than Westchester prices — and taxes are lower, too. It is rare to find a stone home like this that has been fully and comprehensively renovated with high-tech heating and cooling, with large rooms, and a fully usable space on the third floor.”

An even larger lot in Putnam Valley, at 221 Oscawana Lake Road, comprises a gentleman’s farm of 67.05 acres, complete with a 5,278-square-foot main house with four fireplaces and a separate 1,000-square-foot ranch-style two-bedroom guesthouse, which could be rented. A recent renovation of the main home, built in 1905 and on the market today for \$1,850,000, added a vaulted-ceiling family room with a fireplace flanked by a wine room and an open-floor-plan eat-in kitchen. There are four wood-burning fireplaces in all.

Preliminary drawings for a possible subdivision of the property are included in the sale. “All the



Photo: Coldwell Banker | Jayne Morelock

rooms are large, with a huge master bedroom that you don’t find in a lot of older homes,” said Jayne Morelock, sales agent with Coldwell Banker. “The post-renovation layout works well for today’s buyers, with a first-floor office and a guesthouse that would work for in-laws. And there are walking trails, a pond, an original barn, three garages for a big car collection and several other usable outbuildings. We’ve had several Manhattan weekenders look at it as a potential apple orchard, or as a horse farm — or just a retreat for friends and family a little over an hour from the city.”

Even larger still is a 118-acre former Girl Scout camp with its own swimmable private lake at 58 Nosh Kola Lane in Patterson. The property includes three independent homes currently owned by three brothers, as well as a three-bedroom (rentable) caretaker’s cottage and 83 acres of undeveloped land.



Photo: Anthony Arcella

ABOVE: 738 North Quaker Hill Road, Pawling

BELOW: 1658 Salt Point Turnpike, Pleasant Valley

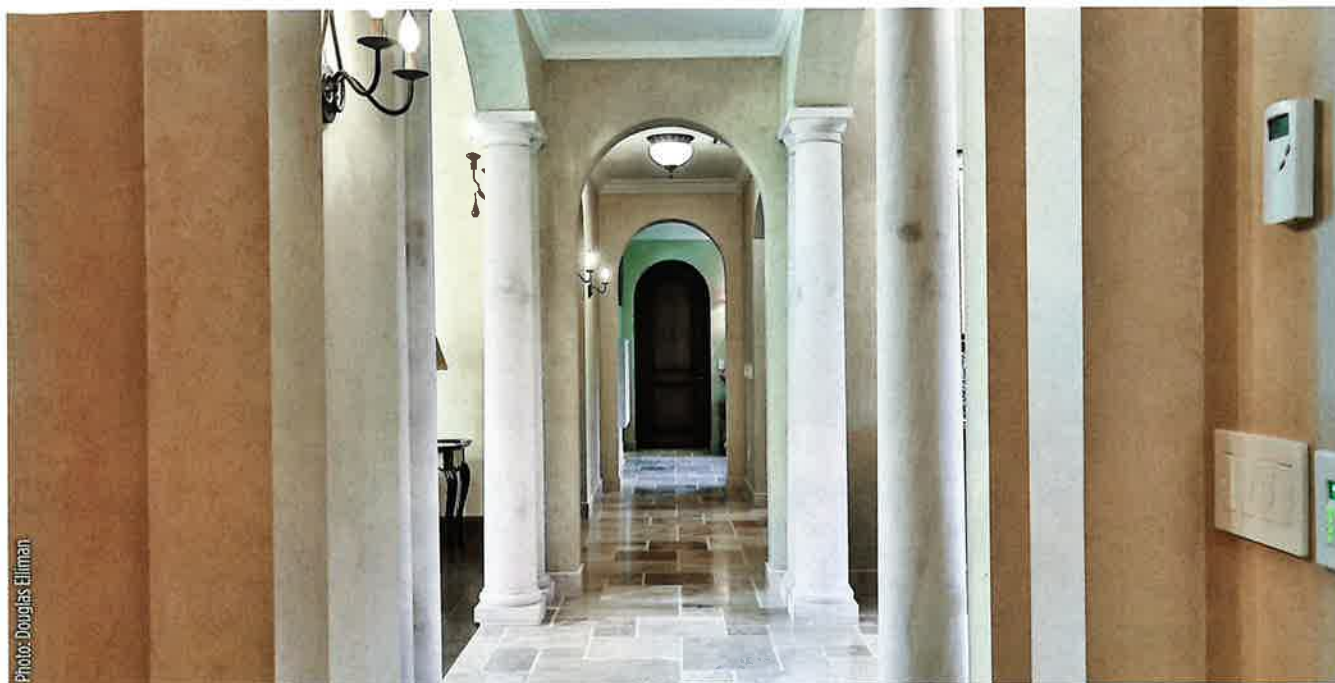
OPPOSITE: 1306 Route 9D, Garrison

One of the homes is an energy-efficient contemporary Lindal Cedar Home, with three bedrooms and a wide-open area with double-height windows to maximize the water views.

The \$4.1 million property, about 10 minutes from the Brewster train station, which is less than 90 minutes from Grand Central Terminal, could be subdivided or sold whole as a compound for extended family or friends. "The three brothers built it together, and have lived there for two decades, building a community with their own community," explained Margaret Harrington, associate broker with Douglas Elliman Real Estate. "For \$4.1 million, you get a huge parcel of land in the countryside and three independent homes, plus a rental property, on a beautiful lake — all a lot closer to the city than the Hamptons, and a lot less expensive than Westchester."

Garrison has long been a retreat of choice for creative Manhattanites looking for an escape from the city in Hudson Valley. In Garrison, 1306 Route 9D, on the market for \$4,995,000, is a 5,910-square-foot mustard-yellow Tuscan-style villa built in 2005 on 10.57 acres a little over an hour from Manhattan. Built of lightweight concrete and limestone, the five-bedroom, eight-bathroom home, just a few minutes south of the historic Boscobel House and Gardens mansion, is something of an engineering marvel — with radiant heat throughout, German-made windows framed with mahogany, a stylish Ludowici tile roof, limestone patio, heated pool with a spa and a waterfall, outdoor kitchen and a pergola. The lower level has a billiards room and exercise room, a 3,000-bottle wine cellar with a tasting room, as well as a four-car garage. Highlights





Photos: Douglas Elliman

include a double-height grand entry hall, 20-foot living room with a fireplace and a Juliet balcony, smart lighting and music system, whole-house generator and digital security cameras.

"Garrison is very popular with people from Manhattan, with plenty of theater people and hikers and bikers, many of whom prefer the low-key feel here," suggested Frank Haymson, associate broker with Douglas Elliman Real Estate. "Most of the wealthy people have large, well-insulated properties, and no one makes a big fuss about all the celebrities who live here. This house is custom built in a classic Old-World style to be one of the best in the entire county — but with all the best 21st-century technologies."

Farther north in Pawling's coveted Quaker Hill estate section in Dutchess County, Cherry Hill Farm, at 738 North Quaker Hill Road, is a four-bedroom, five-bathroom, 3,127-square-foot home built in 1995 on a 16.8-acre horse farm about two hours from the city. The property includes a pool and a Jacuzzi room, with a separate one-bedroom cottage, but the main event is the equestrian facility, which includes a six-stall barn with heated wash stall, Nelson waterers, heated tack room, a large two-stall run-in shed, seven large grass paddocks, three medical paddocks, a 120-foot-by-220-foot outdoor riding ring with sand and rubber footing, and a Grand Prix jumping field.

The list price is \$1,499,000. "The property was set up by the current owner, who knows a lot about horses and how to help them thrive," said Ghy Manning, broker-owner of Vincent and Whittemore in Bedford Village. "The owner bought a small house and then expanded it in 1995, setting up the

ring as a place to show their horses; they have four or five horses there now. The land and the views are ideal — and would work well as a weekend home on top of a prestigious hill, with horses and a pool and all the privacy you need, in a wonderful setting along the Oblong Trail Association system on Quaker Hill, so you can ride for miles through beautiful open country. The buyer will be someone who wants to avoid paying double the price for a similar horse farm in a place like North Salem."

Also in Dutchess County, 1658 Salt Point Turnpike in Pleasant Valley is a five-bedroom, four-bathroom, 5,519-square-foot colonial built in 1840 on 29.3 acres about five minutes from the Taconic State Parkway. The current owners purchased in the 1990s, and did a soup-to-nuts renovation, stripping everything to the studs, adding new insulation, plumbing and mechanicals throughout, along with a gas fireplace in the master bedroom (there are four fireplaces in all, along with a wood stove on the sunporch), while restoring the original 19th-century staircase and its elaborate woodwork.

The asking price of \$999,000 includes a rocking-chair front porch, pool, three-stall horse barn and two other garage/outbuildings, ideal for a car collector. "This is a great value for under \$1 million, considering you get almost 30 acres and an enormous house that has great potential as a charming B&B or as a family compound with several outbuildings," said Annemarie Buccheri, sales agent with Houlihan Lawrence. "The owners hosted their daughter's wedding there, and the location this close to the Taconic is a major plus for commuters. Just the acreage, for under \$1 million, is a good deal." ■