



Iconic Westchester

With everything from a stately Georgian colonial in Bedford Corners to a Tuscan villa taking its design cues from the old Metropolitan Opera House, Westchester is home to some well-designed classics that will never be duplicated.

Designed and built by Mott Schmidt, one of the premier architects of his era, 214 Sarles Street in Bedford Corners is a classic Georgian colonial country house currently on the market for \$4,750,000. With approximately 7,000 square feet of interior space, there are 15 rooms in all on the 8.1-acre property, which also features a one-bedroom caretaker's cottage and a large barn/carriage house with a game room, office and room for as many as eight cars. The main home features five fireplaces, with a heated pool and a pool house that has a fireplace, kitchenette, bathroom and a great room.

With Venetian plaster walls, herringbone wood floors, fluted moldings, Palladian transoms and French doors leading to the bluestone terrace, the stucco home with a slate roof and copper gutters now has a redone kitchen with Sub-Zero, Wolf and Miele appliances. "This house will go to someone who is looking for authentic classic 1930s grandeur, with a few new bells and whistles,

like a cool car barn, two fireplaces in the master bedroom suite, a backup generator and fully updated kitchen with two dishwashers," said Muffin Dowdle, sales agent with Ginnel Real Estate. "There is also a fully functional pool house with a great room and a fireplace, and a caretaker's cottage that would work well as a guest house. It lives like a true classic home for the holidays, with stone walls, fine trees and specimen shrubs, level lawns and a field, and the current owner has all her grandchildren there for special occasions."

Originally built in the 1700s, modified in 1840 and finished in 2008, the five-bedroom, seven-bathroom home on 2.019 acres in the midst of horse country at 77 Keeler Lane in North Salem abuts 38 acres of protected open land, with open views for miles. It now has a heated pool and a sundeck off the master bedroom that looks over the entire property and beyond, as well as a pool house that could serve as a guest cottage, with a bedroom upstairs and a large open area down below.



Photo: Hockell Photography

OPPOSITE: 214 Sarles Street, Bedford Corners.

ABOVE: 77 Keeler Lane, North Salem.

RIGHT: 3 Cowdray Park Drive, Armonk.

The country estate, with an extensive wine room, formal dining room and coffered ceiling kitchen, is listing for \$3,495,000. "Keeler Lane is one of the foremost roads in North Salem for beauty and historic value," said Ghy Manning, principal owner and broker for Vincent & Whittemore Real Estate. "They restored the hand-hewn beams on the older section of the house, as well as the wide-board floors from the 18th century, so you can see the history. But then the rest of the house is updated nicely, with covered porches, sundecks and a sunroom — all oriented toward the countryside views and the hills in the distance. And it is in the middle of riding country, with stables all around, so you have options to board your horses with the foremost trainers in the country right there."

Conyers Farm is a prestigious gated community along the Connecticut border, with sprawling newer properties centered around the Greenwich Polo Club. The 12.47 acre, five-bedroom, 11,700-square-foot Georgian manor house at 3 Cowdray Park Drive in Armonk, on the market for \$6,900,000, was built in 1996 with a pool and three large entertainment terraces, with a double-height living room, four-oven kitchen, two laundry rooms and five custom fireplaces. The finished lower level in-



Photo: Douglas Elliman

cludes a 10-seat media room/theater, enormous wine cellar (currently stocked with some of the world's rarest bottles) and a full gym.

Many of the rooms, including the media room, dining room and the master bedroom, are lined with upholstered walls, and two of the chandeliers in the grand parlor date from the 18th century. "The current owners added a woodchip path through the forest and wilderness, with a great gym and media room — there is so much to do, you don't have to leave the property for a month," said Monica Webster, sales agent specializing in sports and entertainment sales for Douglas Elliman Real



ABOVE LEFT: 73 Bellevue Avenue, Rye.

ABOVE RIGHT: 2 Alyssa Lane, Purchase.

OPPOSITE ABOVE: 55 Field Terrace, Irvington.

OPPOSITE BELOW: 58 Beech Hill Road, Pleasantville.



Estate. "One of the most important aspects about living in Conyers Farm is it is secluded and safe, and here you have two levels of security: The entire community is protected, and then this particular property is gated as well."

At 73 Bellevue Avenue in Rye, the six-bedroom, nine-bathroom, 11,570-square-foot Cotswold Tudor Revival built in 1929 on 2.09 acres is beautifully set overlooking the south golf course of the Westchester Country Club. As one of the first homes built on the club grounds, the home, which is currently listing for \$7,995,000, features big-sky vistas of both golf courses. Authentic details include imported custom carvings, plaster finishes and quarter-sawn oak floors, a beamed living room ceiling, leaded glass windows and a large limestone fireplace opening to a garden room and slate terrace. The lower level features a brick-barrel-ceiling wine cellar with a billiards room, fireplace and a golf simulator room. The pool is flanked by two pavilions and a pergola, one with an outdoor kitchen and the second with a cabana with bathroom.

The current owners bought it and rebuilt it down to the studs 10 years ago, meticulously maintaining

the authenticity of the original Tudor structure. "This really is a new house in the shell of a fine older home, retaining all the craftsmanship of the original, and expertly adding a new wing so that no one can tell where the addition started," said Michael McCooey, associate broker with Houlihan Lawrence. "They sourced the formula for the original brick, and had them remade so that it is seamless. All the windows were also made in England, with all the traditional elements restored. There is nothing like this on the market in Westchester at the moment."

Built in 2006, the eight-bedroom colonial on five acres at 2 Alyssa Lane in Purchase, recently reduced to \$3,599,000, features a pool with a spa terrace, a putting green complete with a sand trap and a full-court outdoor basketball court. Protected by a gate as the only home on the street, the 9,580-square-foot home also features a lower-level gym with a full bar, cigar room and media room, with one stone wall supporting five waterfalls outside — with another stone-wall waterfall by the golf hole. The outdoor dining table in the open-sided, two-year-old pavilion, outfitted with a pizza oven, outdoor television and a huge grill, has enough space to seat 12.

"This house is like a country club in an area known for its larger lot sizes," explained April Saxe, sales agent with Houlihan Lawrence. "It is an eight-bedroom home, with resort-like amenities, located a 10-minute drive from any one of four train stations, each of which is under 40 minutes from Grand Central Terminal. So if you work in the city, you can commute back to your vacation home and still go to the city every day for work."

Still with its original stone turret, stone walls and other details, the brick colonial on three acres



within a mile of the Hudson River at 55 Field Terrace in Irvington, was once owned by businessman and financier Cyrus Field, an entrepreneur who laid the first telegraph cable across the Atlantic Ocean in 1858. A detached Lord & Burnham greenhouse, along with an elegant pool with sweeping views to the west, are more recent highlights of the property, which now includes an enormous sunroom with windows on three sides that is used as a second family room. There is also a den/library with a fireplace and a banquet-size formal dining room with a fireplace, with additional fireplaces in the master bedroom and the living room.

The property, also noted for its perennial gardens, specimen trees, outdoor terraces and a cabana with a kitchen and sauna, is listing for \$2,850,000. "This is the largest property currently on the market in Irvington, with beautiful perennial gardens and a heated greenhouse that is in use today," said Nancy Steinberg, sales agent with Julia B. Fee Sotheby's International Realty. "The foyer, with the glasswork and mullions over the doors, is all original, and the entire property is very well preserved and maintained, with a classic layout, and a Juliet balcony overlooking the backyard. The current owner is a major gardener, and one of the gardens is a butterfly garden."

With windows patterned after the old Metropolitan Opera House, 58 Beech Hill Road in Pleasantville, on the market for \$1,358,000, was once the site of an impromptu concert led by the Three Tenors and Tony Bennett, who performed there at the behest of a previous owner, herself an opera singer. The sunken living room in the Mediterranean stucco-style home still has the 20-foot-high windows and the large balcony where they sang, with very high ceilings throughout, and a huge fireplace in the kitchen.



"As you walk in, you walk into a marble hallway with a floating marble staircase, and you instantly feel the grandness and scale of the home," said Deborah "Deb" Sheils, associate broker at Coldwell Banker Residential Brokerage. "It makes you think of the grand parties they hosted here. This is something you would see in Tuscany, because of the grounds, the terrace and the interior — an ideal setting for hosting a special event or a concert, sipping an espresso on the terrace, with an authentic Mediterranean-style home behind you." ■