

Special Advertising Feature

Westchester and Fairfield Properties

Historic Homes

Entice Along the Hudson River

by *Tonie Auer*

Homebuyers looking for lovely views and a reasonable commute to the city are often drawn to historic towns — and homes — along the Hudson River.

“The aesthetics of these homes are appealing; but often, potential homebuyers are equally attracted to the lifestyle, the commute, the river views and the community feeling,” says Bernadette Haley, a broker with the HCH Team at Julia B. Fee Sotheby’s International Realty. HCH teammate Maria Carlino agrees that the sights and the walkability of the villages are very appealing to homebuyers.

“The Hudson River, itself, is a landmark and a majestic waterway that goes from New York City all the way to upstate,” adds Beth Hargraves, another member of the HCH team.

DETAILS MAKE THE DIFFERENCE

Beyond the appeal of the region, historic homes often feature a “charm like the detailed molding and millwork that can’t be found in some newer homes,” says Heather Harrison, leader of The Heather Harrison Team of Compass in Westchester.

“Buyers interested in these historical homes are in love with the architectural details and workmanship. The cost of new construction today to capture the grandeur of older homes can be prohibitive; hence, these homes are appealing,” Hargraves says.

With some homes built in the early 1900s to 1930s, there is a blend of different styles, Harrison says. “Many pay homage to different architectural styles from Georgian brick colonials to Tudor or even a modern farmhouse,” she says. “This variety of architecture is part of what makes Westchester County so beautiful.”

“Additionally, these older homes are located in small villages with a Main Street and local store ownership. They also have their own train station that can get them into NYC in less than an hour with breathtaking views of the Hudson River,” Hargraves says. “There is so much charm here. In the town of Irvington, for example, franchises are not allowed, so all the stores are mom and pops, which adds to the sense of community.”



There is also a mix of price ranges for the homes depending upon the size and location. “We just listed a home at 1 Hudson Road West in Irvington for \$2.25 million. Built in 1904, it features architectural details from high ceilings, pocket doors, detailed moldings, custom millwork and fireplaces to the original hardwood flooring throughout the home. Yet, it also includes a modern, renovated chef’s kitchen. Located within walking distance to the Ardsley-on-Hudson train station and the villages of Irvington and Dobbs Ferry, it is just steps away from the Old Croton Aqueduct Trail. We also have homes available in all price points throughout the river towns, where you can walk to shops, restaurants and the train station,” Hargraves points out.

LUXURY ON THE HUDSON

Meanwhile, elite homebuyers — without budget limits — also have the option of a custom-built estate at Greystone on Hudson. Located about 13 miles from Manhattan with amazing Hudson River views, the homes range from 8,000 to 18,000 square feet and list for \$5 million and up.

Greystone on Hudson features a collection of 23 estates that are vastly different from what virtually every broker is selling in existing homes, says Andy Todd, president of Greystone Mansion Group.

“Buyers come to us knowing that they’re going to get a timeless home with amazing architecture and Old World craftsmanship. Often, we’re seeing people who are inspired by the aesthetics of historic homes built 100 years ago, but they want all the modern equipment, amenities



GREYSTONE ON HUDSON

Just 13 miles from Manhattan, Greystone on Hudson (top) features 23 estates from 8,000 to 18,000 square feet that combine historic aesthetics with amenities such as indoor basketball courts (above).

and conveniences from indoor basketball courts to movie theaters to wine cellars,” he says.

“Every home here is bespoke and our buyers love the opportunity to create their own dream home from the façade to the interior amenities,” he adds. “We see all styles of homes from timeless classic Georgians to the shingle-style homes you often see in the Hamptons. We are in the process of designing a French chateau, which is just stunning. We can build their dream home and make it a very easy procedure because we own the land, provide the architecture and build the home for them.”

Tonie Auer is a freelance writer focused on real estate and construction.



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