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Elite Homes for Under \$5 Million

Grand homes in Westchester and western Connecticut continue to find eager buyers as city dwellers seek more space, with abundant privacy, amenities and work-at-home areas north and east of the recovering metropolis.

Built in 2006, 7 Brook View Lane in Harrison is an 11,874-square-foot six-bedroom home framed in stone with a long list of elite essentials — pool, waterfall, spa, media room, gym and four fireplaces — located less than 30 miles from central New York City. Each of the rooms are graciously sized, and several are set up for working at home, with a large primary bedroom that has a

closet room and a sitting room, which could also serve as an office. There is also a wood-paneled library on the main floor and a bedroom off the kitchen, each of which would work well as additional office space or a homework room. Then off the primary bedroom is a secondary room with a gas fireplace that is now being used as an office.

The home, on a cul-de-sac with a Rye post office

Photo: Douglas Elmer



Photo: Houlihan Lawrence

OPPOSITE: 7 Brook View Lane, Rye, NY

ABOVE: 10 Broad Brook Road, Bedford Hills, NY

address, is on the market for \$4,195,000. "With the mass exodus from Manhattan, the goal for many buyers was to find flexible space for working at home, and this property has several," said Emily Lyon, sales agent with Douglas Elliman Real Estate. "The other trend is that instead of downsizing, many people in their 50s who normally would be empty nesters are actually upsizing, buying larger homes to attract their children to a country compound. The primary bedroom here is set apart from the other bedrooms on the second floor, with another family room area where the younger adults can live apart from their parents, and have their own access through the back staircase to the kitchen, the pool, spa and tot lot."

The six-bedroom colonial on 6.34 acres at 10 Broad Brook Road in the Guard Hill estate area of Bedford Hills, on the market for \$4,995,000, also serves well as a compound, with a three-bedroom/three-bathroom guesthouse, studio apartment, pool, pool house and a tennis court. Built in 1902, the property has been steadily improved over the years, with a new kitchen added in 2007, along with a new garage and mudroom, and then later with new windows, electricity and plumbing, landscaping and irrigation, a new cedar roof and new pool house (2013), 10-bedroom septic (2019), and an updated pool and tennis court (2020).

"Set on a beautiful property with apple, pear and peach orchards, this location is perfect for a sophisti-

cated Bedford home in Guard Hill, with many estates and horse farms, and within a few minutes of local stores and restaurants, so you can get your dinner and dry cleaning delivered," said Angela Kessel, sales agent with Houlihan Lawrence. "The guesthouse is a proper house for guests, in-laws or adult children — or you can rent it out if you want to. You are also within walking distance of the Bedford Riding Lanes for horseback riding, running, hiking or just walking. There are plenty of cultural activities within 10 minutes, so it is very sophisticated living in a beautiful natural and historic area about an hour to Manhattan — and not too remote."

Straddling Hastings-on-Hudson and Dobbs Ferry in a neighborhood known as Riverview Manor, 255 Clinton Avenue in Dobbs Ferry was designed in 2007 by Westchester architect Stephen Tilly to promote sustainability and renewable energy. With 65 rooftop solar panels and a geothermal heating and cooling system that significantly reduce the energy bills, the property sits on the community's highest point, and operates independently of the power grid for more than half the year. With a barreled metal roof on 3.41 acres, the house was once a part of a 200-acre estate, and still has a picturesque carriage road, lined by stone walls, running through it.

The 7,585-square-foot home, listing for \$3.8 million, features several alfresco entertaining areas, and a rooftop deck with superb views of the Hudson River and the Ramapo Mountains in the distance. Beneath the barreled roof is a soaring two-story living room with fireplace and glass walls to the patio. The entire first floor features radiant heat. The six-bedroom property also features an eight-foot estate fence enclosing a landscaped acre of land, anchored by a 60-foot-long swimming pool with a cabana with a full kitchen and bathroom and a sizable, canopied area for entertaining. "One of the many highlights is the



Photo: Gan Michelson



Photo: Connecticut Plans

James Bond-style push-button hatch that opens to the rooftop vistas of the Hudson,” said Gia Young, sales agent with J.B. Fee Sotheby’s International Realty. “This is a realistic price for an eco-friendly property a few minutes from the village and train, 22 miles from Manhattan and about a half-hour train ride to Grand Central Terminal. It feels so far from the city, with the added value of zero energy costs for six or seven months a year.”

In Connecticut, 35 Prospect Road is a 9,522-square-foot colonial built in 2011 in the prestigious Greens Farms community along Westport’s Gold Coast near Compo Beach. The three-level home on 1.6 acres abuts the Aspetuck Land Trust, ensuring privacy, with five ensuite bedrooms and a primary bedroom suite with a balcony overlooking the backyard, pool and tennis court, which was designed to the highest standards by tennis great James Blake, who built it to prepare for the U.S. Open.

The list price of \$4,925,000 includes a large island kitchen with two dishwashers and new white quartz countertops, high-end Viking appliances and a full-house generator. “This is a home on 1.6 acres with a saltwater pool, a regulation tennis court, home gym and home office — so it is ideal for someone looking to leave the city, and have green space and all their amenities at home,” said Georgia Wasserman, associate broker with Coldwell Banker. “Buyers these days want space, light and privacy, and a resort lifestyle where they don’t have to travel a lot — and this works well as either a weekend home or a year-round residence. The double-height ceilings in the family room and at least 10-foot ceilings everywhere else bring in lots of light, and the kitchen, family room, office and first-floor bedroom all open to the backyard, with plenty of windows, with the land trust beyond.”

In Greenwich, 62 Sherwood Avenue is an eight-bedroom, ten-bathroom brick-and-stone English Manor

TOP: 255 Clinton Avenue, Dobbs Ferry, NY

ABOVE: 35 Prospect Rd., Westport, CT

OPPOSITE, ABOVE: 31 Swifts Lane, Darien, CT

OPPOSITE, RIGHT: 62 Sherwood Ave., Greenwich, CT



Photo: Brown Harris Stevens

built for an heiress in 1936 on 5.02 acres. The home was fully renovated this year by the current owner, who bought it just over a year ago and was unable to move in himself. He replaced all the mechanicals and added new Marvin windows, refinished all the original oak and walnut floors and created an open floor plan, with a new kitchen and mudroom. He also remodeled all 10 bathrooms, refinished the tennis court and converted three of the seven working fireplaces to gas, added a new central air-conditioning system and a whole property generator that will power it all — including the rebuilt pool. The renovated spa house, which now has a large gym, has a five-person sauna, eight-person steam room and a massage room.

The 7,587-square-foot rebuilt home is on the market for \$4,750,000. "You are getting so much house, pool and tennis on a double lot, with an amazing spa house in backcountry Greenwich, which has seen a huge revival during a time when people want more space and bigger homes, and different areas to work from home," said Jen Danzi, sales agent with Coldwell Banker Realty. "The house was entirely redesigned and transformed with different sections, with offices and homework spaces and separate wings — and is now ideal for people to live well and work at home."

Built in 1940 as a modest Cape on an ideal location overlooking Gorham's Pond and picturesque Rings End Bridge, the symbol of Darien, 31 Swifts Lane is situated on a private cul-de-sac behind wrought iron gates that open to 1.4 acres. The original home, now an immense primary suite with a grand fireplace, serves as the core of an expansive new home, which now comprises 10,268-square feet after a massive addition. With a minimum of 10-foot ceilings, the home now features two screened-in porches, a five-car garage, two turrets (one for dining with water views, the other a curved, windowed staircase), and a lower level with more than nine-foot ceilings,



Photo: Dan Miele

limestone floors, a double-sided fireplace and an exposed-beam wine cellar.

The list price is \$4.6 million. "This house has the character that is missing from a lot of newer homes — with a European country style instead of a conventional shingle colonial — and each room has its own experience," said Pam Garrity, sales agent with Brown Harris Stevens. "The market in Darien continues to be hot — it is the closest express train stop to the city without having to take the local, so commuters will always love it, with two great public beaches, including one that is within walking distance from this house. Overlooking Gorham's Pond has long been an ideal location in this area." ■

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