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INSIDE THIS ISSUE: *Downtown* | *Hudson Valley Living*

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Photo: Houlihan Lawrence

Hudson Valley Living

Moving north of the city near the Hudson River offers the privacy, tranquility and peace of mind many New Yorkers crave.

The Craftsman/Arts and Craft-style Rhinebeck estate at 52 Morton Road in Dutchess County, designed and built by internationally renowned Modernist painter, illustrator and sculptor Richard Artschwager, sits on three-acres overlooking the Hudson — and includes a detached artist's studio, with two 900-square-foot work areas, that the artist used himself. The 5,525-square-foot compound, built on a 20.45-acre lot, features five bedrooms and a gunite pool, with covered porches, cupola, two tiled fireplaces, sunken living room, custom cabinetry and banks of windows designed to take in the river views, with a guest house in addition to the art studio.

The property, listing at \$3,890,000, is less than a mile from the Amtrak station in Rhinecliff, and around eight miles from Bard College. "Artschwager was one of the most significant artists of the last century, and he bought this house originally for himself and his wife, and then later sold to the current owner, who doubled the size of it, while keeping the Arts and Crafts theme — there have only been two owners," said Harry Hill, associate broker with Houlihan Lawrence. "This is a very private and sophisticated compound on a bluff over the river, and ideal for people who want to get out of the city, but still live in a vibrant, artistic community. And there seem to be a lot of them — I have never seen price wars like this."



Photo: Houlihan Lawrence

OPPOSITE: 52 Morton Road, Rhinebeck, Dutchess County

ABOVE: 81 Cloudbank Road, Garrison, Putnam County

RIGHT: 1306 Route 9D, Garrison, Putnam County

Garrison, in Putnam County, is also known as a favored retreat for creative New Yorkers. Built in 2006, 81 Cloudbank Road, on the market for \$4.9 million, is a sleek contemporary-style 5,990-square-foot, three-level home with eight bathrooms on a three-acre lot overlooking the Hudson, with nearly every room lined with glass overlooking terraces with direct river views. Architect Tasos Kokoris worked closely with the current owner to incorporate architectural pieces collected over the years, including four-inch-thick front doors brought in from Japan with a substantial wooden deadbolt that slides to lock them, all set behind a contemporary glass entryway and a marble foyer. The owner brought in the winding staircase connecting to the mezzanine from London, and artifacts from the owner's substantial art collection adorn the walls. There is also an indoor lap pool and dry sauna, with an elevator to each level, and an artist's space equipped with a kiln.

The home is near the Bear Mountain Bridge, a 50-minute drive into Manhattan from the southern end of Garrison. The walking village of Cold Spring is a 10-minute drive away. "The property was used as a weekend home, and is deliberately designed to be low maintenance," said Melissa Carlton, associate broker with Houlihan Lawrence. "It is large



Photo: Douglas Elliman

enough for everyone to get away and have privacy for guests and extended family on three full floors, and the lower level has a lot of entertainment space, with the lap pool and sauna — just the type of space a lot of people are looking for these days. There is also a music/piano room, a large butler's pantry and a beautiful crow's nest office overlooking the Hudson."

Also in Garrison, 1306 Route 9D, on the market for \$3,850,000, is a modern Tuscan-style villa built in 2005 on a 10.57 acre lot that incorporates several engineering marvels, including autoclave concrete construction, which offers



Photo: Julia B. Fee Sotheby's International Realty

ABOVE: 11 Carriage Trail, Tarrytown, Westchester County

OPPOSITE, ABOVE: 80 Donald Drive, Hastings-on-Hudson, Westchester County

OPPOSITE, BELOW: 125 Warren Street, Hudson, Columbia County

increased soundproofing and high energy-efficiency, a Ludowici clay tile roof, high-quality German windows and doors lined with limestone, radiant heat throughout supplemented by forced air as a backup, and travertine and hickory flooring. Amenities include a large 3,000-bottle wine cellar, billiards room, home gym, saltwater pool and spa, and an outdoor kitchen with a pergola-covered dining area. The 5,910-square-foot home, clad in ochre-toned stucco, has monthly property taxes of \$24,013 — remarkably low for a house of this magnitude.

"The house took more than five years to complete, and the symmetry from any angle, looking down the hall, or outdoors — is perfectly aligned," said Margaret Harrington, associate broker with Douglas Elliman Real Estate. "You feel the quality of the design instantly, with the warm marble on your feet — it is perfection. Garrison is particularly popular with buyers who recognize the low taxes here, which are more than reasonable for a commutable and quiet Hudson Valley town surrounded by arts, culture, historic architecture and great restaurants. This is a multigenerational house, built to last, and the new owner will pass it on for generations. It is also a beautiful spot for a second home."

The Jazz Age mansion at 11 Carriage Trail in Tarrytown is situated on 5.56 acres as the lead property in the private gated community of Greystone on Hudson. The main home, on Greystone's highest point, features some 15,000 square feet of living/entertaining space, with Hudson views and a pool, all with updated underground electric, gas and water lines. The bathrooms and windows have all been replaced. There is also a three-bedroom, two-bathroom carriage-house with a five-car garage.

The list price for the home, built originally in 1926, is \$9,850,000. "The entire area has a rich heritage for mansions — and this has all the modern conveniences, in addition to a sprawling interior and exterior, with plenty of privacy, in one of lower Westchester's most sought-after communities just outside of New York City," said Beth Hargraves, sales agent with the HCH Team at Julia B. Fee Sotheby's International Realty. "It is one of the grandest properties in the Rivertowns — and the 15,456 square feet of interior space does not include the carriage house. It has been completely renovated, redone and modernized inside, with unobstructed Hudson River views, and it is the only home in the development with a carriage house. The entire property is fenced in, with a beautiful pool that also overlooks the river."

The three-level contemporary at 80 Donald Drive in Hastings-on-Hudson offers panoramic views across the Hudson River to the Palisades cliffs. Built on a hilltop cul-de-sac less than a mile from the river in 1989, and then fully remodeled in 2019, the 4,642-square-foot home, listing for \$2,150,000, technically has seven bedrooms, with an open-plan first floor, with a large bluestone deck with three rooms, including a handsome windowed office, on top.



“Three of the seven bedrooms could be offices — the owner uses the rec room as an office that is about 40 by 40 feet,” said Cathy DeBow, associate broker with Coldwell Banker. “Then there are three more rooms that could be used for offices — they don’t have to be bedrooms — so it is a very flexible floor plan. The market demand here has gone up dramatically since the pandemic, and the size of the house on three levels is perfect for families who need to work from home and live without being compromised. Here they have offices, bedrooms and entertainment spaces without having to give up one for the other.”

In Columbia County, the city of Hudson has become a destination of choice for tenants and homeowners priced out of Manhattan and Brooklyn, but who still crave an urban experience. The 3,600-square-foot home at 125 Warren Street, on the market for \$1,150,000, was recently rebuilt and reconfigured as either a two-family or one-family home with two kitchens — ideal for parents on one floor, children on the other, or as a home with a ground-floor business, or perhaps a ground-floor rental. The home was gutted three years ago, maintaining the stonewalled gas fireplace, and adding barn doors, a new kitchen, and exposing the original brick walls from the mid-1800s. There is also a yard and off-street parking.

“There are a lot of creative people moving up here from the city, and architecturally, this block of this small city is particularly appealing to them, with Federal-style homes along this very quaint and attractive street,” said Nancy Felcetto, associate broker with Brown Harris Stevens. “City buyers love Hudson because it is a walking city, and very popular recently with people who work at home and who want to live in a vibrant and historic urban place outside of New York and Boston.



Photo: Brown Harris Stevens

Here you can rent or buy a comfortable place for so much less than you would in either of those cities, and it is a perfect escape for city people who don’t want to be isolated in the country, or shop in indoor malls in the suburbs. There are a lot of good restaurants here, with a brewery and another opening, and perfect for a weekend trip — there is always something going on, and Amtrak is right there. We’ve been in a low inventory market for quite a while now, and this has been an incredible boom year for real estate in the Hudson Valley, with multiple offers for quality properties just like this one.” ■

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