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Moving Upstate

At a time when buyers are still lining up for properties with abundant land and open space, three counties north of Westchester offer a fine selection of homes on substantial parcels at reasonable prices.

Located on the west bank of the Hudson, 1981 Broadway/Route 9W in West Park, a hamlet in the town of Esopus, is the only house in the region designed by the late Norman Jaffe, an architect renowned for his geometric Modernist homes in the Hamptons. Designed and built from 1990 to 1993 for the current seller and now on the market for the first time ever, the 8,226-square-foot home offers nearly 13,000 square feet of living space, with six bedrooms and eight full- and two half-bathrooms on an 18.1-acre Ulster County parcel built for river views. Amenities include an indoor lap pool and sauna, tennis court, garages for seven

cars, loggia overlooking the landscaping with specimen trees and a private beachfront.

The neighbor for the property, now on the market for \$5.5 million, is a distillery/winery in a restored monastery. "The area here used to be called Monastery Row, and it is still very quiet here," noted Jessica Chan, sales agent with Julia B. Fee Sotheby's International Realty. "Jaffe is best known for his many beach properties, and the property goes by the name "Hamptons on the Hudson." It was his last masterpiece, with soaring glass-wall windows, atrium gallery, skylight ceilings, rare natural wood columns and beams and



Photo: Brown Harris Stevens

OPPOSITE: 1981 Broadway

ABOVE: Bog Hollow Road

museum-quality limestone floors and walls. The home is a piece of art — with a spiritual aspect to it, like a serene Greek temple, with loggia offering direct exposure to nature and the Hudson beyond. This area has been a second home destination for New Yorkers since the Gilded Age, and now, during and after the pandemic, having this kind of indoor/outdoor space is even more important to people — especially at a time when people have the option of working full- or part-time from home. With technology, this could be a perfect first home.”

Across the river in Dutchess County, three enormous tracts are on the market in the Millbrook area. At 389 acres, the country estate at Bog Hollow Road that straddles the Connecticut border in Wassaic, a hamlet in the town of Amenia, is one of the largest. Anchored by a six-bedroom/eight-bathroom classic stone-and-shingle manor house with a formal courtyard, the main home features a peaked-ceiling great room with repurposed timber beams, a 20-foot natural stone fireplace, formal dining room with three exposures, and a kitchen with a massive stone fireplace and an adjoining catering kitchen. Key features include

include a billiard room with a mini-kitchen, full bathroom and a guest bedroom, and a lower level with a fully equipped media room, bathroom, wine tasting room and wine cellar with a prep kitchen, craft room and gym. Stone steps lead to a pool, tennis court and a pool house with full kitchen.

The approach to the home, listing for \$8,995,000, is a 1.8-mile-long driveway. It is located about 10 minutes to Amenia and the town of Kent, Conn. with distant views of the Catskill Mountains to the west. The property abuts Macedonia Brook State Park, a public recreation area crisscrossed with hiking trails covering 2,302 acres. “The construction is the very best — the original owner acquired the land that became available around him, putting some of it into conservation, and then the current owners bought it in 2008, and spent even more to renovate it,” said Joseph Lorino, associate broker with Brown Harris Stevens. “The forestry tax designation keeps the taxes under \$62,000 a year, which is relatively low for a property of this magnitude, and you can do any kind of farming you want on it.”

Built in 1996, the hilltop contemporary-styled estate at 173 Kennel Road in Amenia, on the market for \$7,495,000, comprises 173 acres of pastures and forest, with a 4,551-square-foot Italianate manor house, two working barns and a four-bedroom guest cottage from the 1800s. Features include a black-bottom swimming pool, several large ponds stocked with koi and bass, an enclosed raised--bed vegetable garden, hiking trails and loggia across the back of the house, with a walk-out level with elegant vaulted ceilings,