

Beyond NYC

Special Advertising Feature



PHOTO COURTESY OF EDGE-ON-HUDSON

Walking distance from two Metro-North rail stations and only a 38-minute train ride from Grand Central Station, commuters can bike, hike or relax on their townhome rooftop in Edge-on-Hudson in Sleepy Hollow.

Up, Up and Not Too Far Away

The beauty of living north of the Big Apple in the Hudson Valley

by Lori Cullen

If you're looking to get out of New York City but hoping to stay within arm's reach, Westchester and other communities in the Hudson Valley are just a quick bus or train ride away.

Casey Rosenblum, a listing agent with Julia B. Fee Sotheby's International Realty in Larchmont, New York, is a fan of the popular town on the Long Island Sound. "I think people end up moving to this part of Westchester for a number of reasons," she says. "The first is that it is literally 32 minutes on the train from here to Grand Central Station. If you're looking at other towns in Westchester, it gets to be more like an hour-long ride, plus the additional commute to your office."

It's a walkable village, a huge draw for people who like to get their steps in. The walk from the train to restaurants, boutiques, coffee shops and grocery stores is all of about 20 minutes. Larchmont is also a water community, alluring to those interested in boating, sailing, paddleboarding and other nautical activities.

"Our public schools are a big draw, too," she says.

SPECTACULAR DETAILS

Courtney Walker, also a listing agent with Julia B. Fee Sotheby's International Realty, grew up in the area before living in New York City and San Francisco. About six and a half years ago, she moved back. "The difference between our area and other lovely areas north of us, like Armonk and Chappaqua, is that it feels very communal here," Walker says. "Our houses are closer together, so you really have a neighborhood versus being a little bit separate. A lot of the people who move here really do want to walk down the street and see their neighbors, walk into town and bump into friends at the farmer's market."

Rosenblum agrees: "It's hard to walk to the downtown in other villages as easily as it is for us."

And one home in the area bears pretty special historical significance, Rosenblum notes. Built for the Kane family, who also have a street named after them, the property was owned by notable people from the entertainment industry. It's also on a lot that's nearly an acre in size, uncommon for a town known for its smaller lot sizes.

"To have a whole acre in this area, which includes a lovely pool and spa, an outdoor kitchen and a carriage house, as well as what they called the tea house, is unusual," she says. In the 1920s, the tea house was turned into a screening room and has remained one ever since, though it's been modernized. "This house is unique because of its special history and how it's been updated and maintained in a meticulous way."

Although it's an old home, it feels current, fresh and lovely, Rosenblum continues, a testament to the homeowners over the years, which include Herbert Lubin, president of Associated Pictures, who was best known for building the Roxy, the largest movie theater in New York City at the time. Then it was purchased from him by Alfred Blumenthal, who was the financier of famed *Follies* producer Flo Ziegfeld.

"It holds the integrity of the architectural design,"

Walker affirms. No one has ripped out the original details, so you still have beautiful original moldings, an iconic inlay in one of the fireplaces, the original leather banisters. But at the same time, it's got a brand new kitchen and primary bathroom, plus a modern pool. "Everything has been updated for comfort in our modern age. For instance, you don't want to see the TV in the kitchen, but there is one — it just rises out of the cabinetry."

A WATERFRONT WIN

Thirty minutes north, in the town of Sleepy Hollow, you'll find Edge-on-Hudson, a mixed-use, transit-oriented community set on nearly 70 acres along the Hudson River. Located just 25 miles north of Manhattan, this enclave of condominium residences, townhomes and apartments — with new condos and townhomes coming to market this year — is within walking distance of two Metro-North train stations (Tarrytown and Philipse Manor), which can take you to Grand Central Station in as little as 38 minutes.

Resident Glen Gilbert always enjoyed visiting the Hudson Valley and thought Edge-on-Hudson would be a great place to live. "Our expectations have since been met and exceeded," he says.

Aside from its proximity to his younger daughter, who lives in New York City, he is most thrilled by the amenities the luxury community has to offer. "First and foremost, there are plenty of open spaces, magnificently landscaped and well-maintained," he says. "By far the nicest is the Sleepy Hollow RiverWalk."

Beautifully paved, the RiverWalk lights up at night and offers several different seating options, all river-facing and comfortable, according to Edge-on-Hudson developers Peter Chavkin, Biddle Real Estate Ventures, and Jonathan Stein, PCD Development.

Residents who work in New York City and choose not to walk to the train can make use of a shuttle van that runs continuously to and from the Tarrytown station during commuting hours. New residential buildings, a supermarket and various services and retailers will only add to the suite of amenities over the next several years.

"On weekdays, I split my time between working from home and going to my office," Gilbert says. "On weekends, my wife and I enjoy meeting with neighbors and sometimes small chats blossom into full-blown, unplanned social events with a dozen or more people and as many dogs. There's also no shortage of restaurants nearby, most within easy walking distance and some right on the Hudson."

But as beautiful as Edge-on-Hudson and its surroundings are, what's most special to Gilbert is the sense of community. "It's palpable," he says. "There's a laid-back, almost vacation-like vibe, amplified by being right on the river."

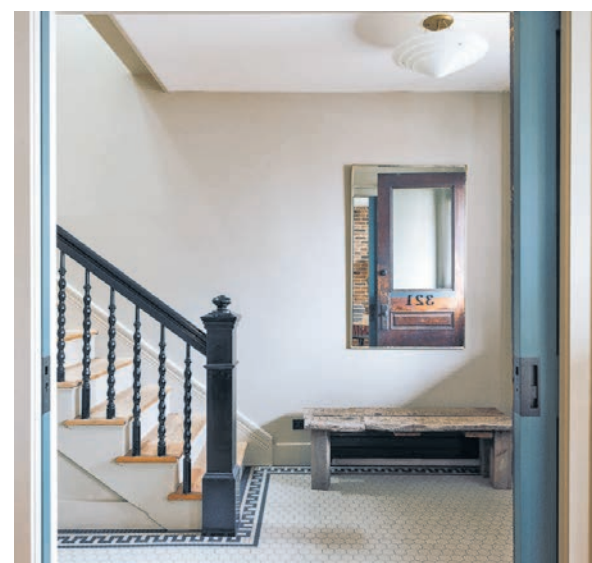


PHOTO COURTESY OF HOULIHAN LAWRENCE

Step back in time in this early 1800s, Queen Anne-style home located in the Hudson Historic District on one of the loveliest streets in town. The home, which has been completely renovated to reflect the beauty of the past while offering modern convenience, is just 10 minutes from the train station on foot.

UNEXPECTED BEAUTY

Further north in Dutchess and Columbia counties, there is something for everyone. Farms, antiques, hiking, biking, skiing, great food and endless opportunities to get out on the river.

"The homes in this area range from the historic architecture of country homes and farmhouses on acres of land to bungalows, colonials, mid-century and very modern homes," says Chris Getman, a realtor in Houlihan Lawrence's Millbrook office. "The luxury market for second homeowners is very strong too. And the variety of homes in the area gives buyers an opportunity to find what they have in mind or expand their search to a different type of home."

He notes that many homebuyers who come to the Hudson Valley looking for an out-of-town, country experience end up in the center of the Hudson business district.

While buyers no longer feel the pressure to buy quite as quickly as they did the last few years, inventory remains low, so they have to act quickly to view any property they find interesting.

"The buyer hasn't changed as much as you might think," Getman says. "There are many from New York City looking for a permanent move who have decided to commute into the city as needed."

From Hudson, it's a scenic two-hour train ride to Manhattan.

"Every buyer is on a unique and special journey," he continues. "Their specific histories often define the style of home they seek or the specific Hudson Valley community they prefer. One couple I have worked with for some time decided it was time to sell their in-town property in Hudson and move to New Paltz — an area they had always loved that's south of Hudson and across the river. It was quite an adventure, both helping them purchase and sell. As neighbors and personal friends, it was bittersweet to see their journey take them an hour away."



This dramatic home has been updated to optimize family living and entertaining flow. The elegant, warm entry boasts an impressive double staircase, original floors and gorgeous moldings (left). An original Kane estate, this distinctive Larchmont Manor home is set on private grounds just shy of one acre (right).

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