

WESTCHESTER AND FAIRFIELD COUNTIES

# Townhomes, Estates Go Up In Westchester

By Joseph Dobrian

**B**uildable land is hard to find in densely populated Westchester County, but two new luxury developments are attracting attention. Hidden Ridge at Scarsdale is a gated condo community in the Scarsdale zip code, on the border of Greenburgh, in the municipality of the City of Yonkers, that will attract young professionals and empty-nesters. Greystone on Hudson offers a lifestyle reminiscent of an earlier time, but thoroughly up-to-date. According to developer Steven Klar, president of the Klar Organization, Hidden Ridge at Scarsdale's 42 semi-attached townhouse units are selling quickly.

"Each of these homes comes with an elevator," he says, "since many of our residents are empty-nesters who want that convenience and people from the city who are used to having them. The residences [each] consist of three floors, with two-car garages."

Mr. Klar says he hopes Hidden Ridge will appeal to a broad demographic. He remarks that there isn't much of this kind of development in Westchester County and that the tax situation is favorable to the owner, since the tax on the units is based on their rental value, leading to a substantial saving. The units measure 2,500 square feet each, with three bedrooms and two-and-a-half baths, and are priced from \$735,000 to \$855,000—but some units might eventually creep over the \$900,000 mark.

"We offer a lot of amenities," he says. "Each unit is a complete house with hardwood floors, appliances, fireplaces. We have a clubhouse, with exercise and weight-training equipment, that's already popular for bridge and mah-jongg on weekends; we have some beautiful stone walls on the property. I'm used to developing on Long Island, where you have to build on sand, but



*Hidden Ridge at Scarsdale aims to attract both young professionals and empty-nesters.*

here you hit hard rock, which my excavators don't like, but they do enable you to build these strong structural walls.

"The location is convenient to any store you could possibly want and I routinely drive into the city from there in 22 minutes," Mr. Klar adds.

## ARCHITECTURAL LEGACY

For those buyers who prefer estate living, the Greystone Mansions Group is offering Greystone on Hudson, a 100-acre enclave of 21 homes with two- to five-acre lots on the Gold Coast of the Hudson River. Andy Todd, the president of Greystone Mansions Group, explains that the development is only a 13-mile drive from Midtown Manhattan, in an area that was known as "Millionaires' Row" during the "Gilded Age" of the late-19th century.

"The architecture of these houses is inspired by those Gilded Age mansions," he says, "but they have all the modern conveniences. One has an indoor basketball court and a theatre.

"We're right on the Hudson River, so we have panoramic views of the river and of the nearby castles. We're



THE KLAR ORGANIZATION

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The homes all will feature their own pools and tennis courts, and will sell for \$5 million and up."

Two units have been sold so far and Mr. Todd notes that purchasers can build to their own specifications, so long as the overall architectural integrity is preserved, or have Greystone build a house for them.

"This is a really special place, a throw-back, unlike anything I know of so close to the city," he concludes.

*Joseph Dobrian is a freelance writer specializing in real estate matters.*

surrounded by 2,000 acres of preserve. It's a gated community with round-the-clock doorman and concierge service.