

Cross Property Client Full



MLS#: 6234093 <i><u>Pending</u></i>	List Price: \$3,249,000	Sell Price:
Addr: 1079 Orienta Avenue	County: Westchester County	
PO: Mamaroneck	Zip: 10543-4714	
City/Town: Mamaroneck	Hamlet/Loc.:	
Village: Mamaroneck		

P Type: Single Family	Type: Detached	Builders Lot #:
Sub/Devel:		
Beds: 5	SqFt: 5,222	Rooms: 15
Baths: 7 (6 1)	Acre(s): 0.4802	Levels: 3.00

Sch Dist: Mamaroneck	Elem: Central	Jr High: Mamaroneck

Style: **Colonial** Model:

Level	Description
1	(Entrance foyer, living room, huge eat in kitchen (f/p), sliders to back door/pool/deck, mudroom, 2 car garage, family room, den/office, bedroom with en suite)
2	(Laundry room, bedroom with ensuite, bedroom with ensuite, bedroom with en suite, family room/guest area/office, primary bedroom with en suite, 2 WIC and balcony, walk up attic)
Other	(Pool)
Basement	(Walk out, full bathroom, unfinished storage)

Basement: Partially Finished, Unfinished, Walk Out	Attic: Full, Unfinished, Walkup	Fireplaces: 2
Yr Blt: 1953 / Actual	Yr Reno: 2006	

Tax ID #: 3203-009-000-00058-000-0035	Tax: \$75,278	Tax Year: 2022
Tax Src: Municipality	Assmt: \$3,058,000	HOA:
Addl Fees: No		
Avail Financing: None		

Amenities: 1st Floor Bedrm, 1st Floor Full Bath, Balcony, Cathedral/Vaulted/High Ceiling, Community Pool, Community Tennis Courts, Deck, Dining Area, Double Paned Windows, Dressing Area, Eat in Kitchen, Fenced Yard, Foyer, Granite Countertops, Hardwood Floors As Seen, High Ceilings, Home Office, In Ground Pool, Jacuzzi, Laundry Room/Private, Library Den, Master Bath, Open kitchen, Pantry, Powder Room, Security System, Soaking Tub, Sprinkler Lawn Sys, Storage, Walk In Closet, Walk Out Basement

Includes: Alarm System, B/I Audio/Visual Equip, B/I Shelves, Basketball Hoop, Central Vacuum, Curtains/Drapes, Dishwasher, Disposal, Door Hardware, Dryer, Entertainment Cabinets, Fireplace Equip, Garage Door Opener, Garage Remote, Generator, Light Fixtures, Oven/Range, Playset, Pool Equip/Cover, Refrigerator, Screens, Second Dishwasher, Speakers Indoor, Wall Oven, Washer, Wine Cooler

Excludes:	Fuel: Natural Gas	Water: Municipal
Elec Co: Con-Edison	Sewer: Sewer	
Heat Zones/Type: 5/Forced Air		
A/C: Central		
Garbage: Public		
Parking: 2 Car Attached, Driveway, Off-Street Parking		
Lot Description: Level		
Siding Desc: Clap Board, Wood		

Remarks

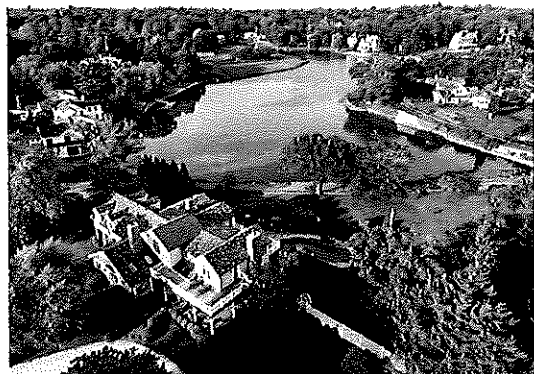
The heart of this home is its sun filled, spacious kitchen with room for family meals and gatherings with friends! A wall of sliding glass doors leads from the kitchen to the pool & pool deck, a backyard swing set & ample lawn. In warmer weather, people flow from one space to the next. 1079 Orienta is a casual, easy living home. Beyond the large kitchen with eating area (f/p), the downstairs is completed with a living room, large family room (f/p), home office/den & bedroom with en suite bath for guests or nanny. Upstairs is a large primary suite with balcony, 2 outfitted walk in closets, bath with 2 vanities, soaking tub, walk in shower & toilet room. Three large family bedrooms each have en suite baths. The family room with cathedral ceiling is perfect for office/homework/hangout space & guest room. Second floor laundry room & a walk up attic that is the full foot print of the second floor. Imagine what can be done there! One block to Long Island Sound. Orienta awaits! Welcome home!

Directions: Boston Post Road to Orienta Avenue. Follow almost to the end of Orienta. #1079 is on the right a block before Flagler Drive.

Prepared By: Catherine Garr

Date Printed: 04/26/2023

Cross Property Client Full



MLS#: 6186534 <u>Sold</u>	List Price: \$3,150,000	
Sell Date: 08/19/2022	Sell Price: \$3,400,000	
Addr: 825 Taylors Lane		
PO: Mamaroneck	County: Westchester County	
City/Town: Rye Town	Zip: 10543	
Village: Mamaroneck	Hamlet/Loc.: 	

P Type: Single Family	Type: Detached	
Sub/Devel: 	Builders Lot #: 	
Beds: 5	SqFt: 4,704	Rooms: 12
Baths: 5 (4 1)	Acre(s): 0.9781	Levels: 2.00

Sch Dist: Rye Neck	Elem: F.E. Bellows-D. Warr	
Jr High: Rye Neck	High: Rye Neck	

Style: **Colonial**

Model:

Level Description

1 (Entry Foyer, Powder Room, Library with fireplace, Living Room w/ fireplace, Sunroom, Dining Room, Updated Chef's Kitchen with Wolfe and SubZero appliances and quartz countertops flows into great room with double height ceiling and stone fireplace mantle, pantry, Primary Suite with sitting area and doors to patio)

2 (Secondary Primary Suite and door to deck overlooking Otter Creek Preserve, Bedroom/BA/Bedroom, Bedroom/BA, Laundry, Playroom)

Basement: **Slab**
Yr Blt: **1952 / Actual**

Attic: **Dormer**
Yr Reno: **2007**

Fireplaces: **4**

Tax ID#: **55480315506100010050000000**

Tax: **\$60,562**
Assmt: **\$2,263,600**

Tax Year: **2021**
HOA:

Tax Src: **Municipality**
Addl Fees: **No**
Avail Financing:

Amenities: **1st Fl Master Bedroom, Eat in Kitchen, Formal Dining Room, Foyer, Hardwood Floors As Seen, High Ceilings, Home Office, In Ground Pool, Island Kitchen, Jacuzzi, Laundry Room/Private, Library Den, Marble Bath, Master Bath, Open kitchen, Oversized Windows, Pantry, Powder Room, Privacy, Scenic View, Security System, Sky Light, Sprinkler Lawn Sys, Walk In Closet, Wall To Wall Carpet, Water View, Wrap Terrace Dishwasher, Door Hardware, Dryer, Oven/Range, Refrigerator**

Includes:
Excludes:

Elec Co: **Con-Edison**

Heat Zones/Type: **3/Forced Air**

A/C: **Central**

Garbage: **Public**

Parking: **2 Car Attached**

Lot Description: **Level**

Sliding Desc: **Cedar Shake**

Fuel: **Natural Gas**

Water: **Municipal**

Sewer: **Septic**

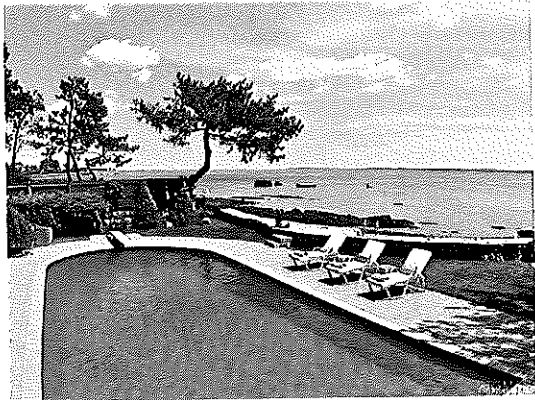
Remarks

Skip the Hamptons this summer and enjoy your private oasis with water views from almost every room in this Taylors Lane home. This five bedroom shingle style colonial has peaceful views of the Van Amridge Pond and offers a pool and an expansive patio overlooking the manicured private grounds and water. The open plan feels airy and light with a chefs kitchen with SubZero and Wolfe appliances and large island that opens to a double story great room. The flow continues with a sunroom overlooking the pond and wrap around terrace. The first floor primary suite offers views of the water, pool and grounds. A second primary suite and 3 additional bedrooms all with views and access to decks can be found on the second level. Gas lanterns on the exterior make the house sparkle while you soak in the views or warm up using the fire pit. Enjoy all of this from the wraparound front porch right across the street from the bucolic Otter Creek Preserve.

Directions: **Boston Post Road to Taylors Lane at fork stay to the right**

Prepared By: Catherine Garr

Date Printed: 04/26/2023



MLS#: 6174303	<u>Sold</u>	List Price: \$3,999,000
Sell Date: 09/08/2022		Sell Price: \$3,450,000
Addr: 1380 Flagler Drive		
PO: Mamaroneck	County: Westchester County	
City/Town: Mamaroneck	Zip: 10543-4603	
Village: Mamaroneck	Hamlet/Loc.: 	

P Type: Single Family	Type: Detached
Sub/Devel: 	Builders Lot #:
Beds: 4	SqFt: 4,480
Baths: 5 (4 1)	Acre(s): 0.8027
	Rooms: 9
	Levels: 2.00

Sch Dist: Mamaroneck	Elem: Central
Jr High: Hommocks	High: Mamaroneck

Style: **Colonial**

Model:

Level	Description
1	Living Room (w/fpl), Kitchen (Updated Eat In Kitchen), Dining Room (Formal Dining Room), Family Room (w/fpl), Bedroom (with Full Bath), Bathroom, Den/Office, Bathroom
2	Master Bedroom (Primary Bedroom Ensuite with water view), Bedroom, Bathroom, Bedroom, Bathroom
Basement:	Crawl
Yr Blt:	1952
Attic:	Partial
Yr Reno:	
Fireplaces:	2

Tax ID#:	3203-009-000-00062-000-0209	Tax:	\$69,757	Tax Year:	2021
Tax Src:	Municipality	Assmt:		HOA:	
Addl Fees:	\$10,800				
Avail Financing:					

Amenities:	1st Floor Bedrm, Beach, Chefs Kitchen, Formal Dining Room, Gated Community, Granite Countertops, Home Office, In Ground Pool, Island Kitchen, Marble Bath, Master Bath, Patio, Powder Room, Walk In Closet, Water Access, Water View, Waterfront		
Includes:	Dishwasher, Dryer, Generator, Oven/Range, Refrigerator, Washer		
Excludes:			
Elec Co:			
Heat Zones/Type:	Gravity Hot Air	Fuel:	Natural Gas
A/C:	Central	Water:	Municipal
Garbage:	Public	Sewer:	Sewer
Parking:	3 Car Attached, Driveway		
Lot Description:			
Siding Desc:	Clap Board		

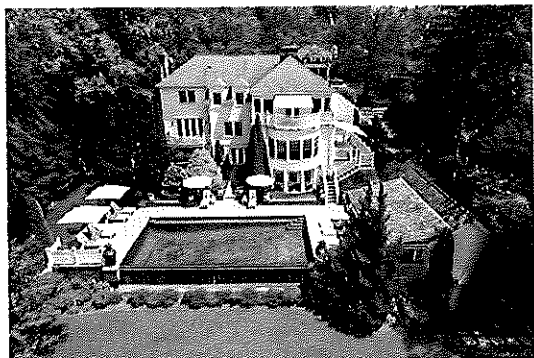
Remarks

Gorgeous direct waterfront home on Edgewater Point, a private historic, gated community. Enjoy the ultimate vacation lifestyle in your own backyard which includes a spectacular heated pool and private beach. Lounge in your living room with fireplace, panoramic views of the Long Island Sound leading out to a fabulous expansive 800 square foot patio perfect for entertaining. The Rutt cherry kitchen features high end appliances, an island and leads to a formal elegant dining room and family room with fireplace. First floor also includes a bedroom, full bath, office and powder room. The second floor boasts a fabulous primary ensuite bedroom with a grand spa bathroom, walk-in shower, his/her walk-in closets and water views, plus two additional bedrooms and two full baths. This is a once in a lifetime opportunity to own your dream home 35 minutes from NYC.

Directions: **Orienta Avenue to Flagler Drive**

Prepared By: Catherine Garr

Date Printed: 04/26/2023



MLS#: **6185741** Sold List Price: **\$7,500,000**
 Sell Date: **10/28/2022** Sell Price: **\$4,900,000**
 Addr: **943 Greacen Point Road**
 PO: **Mamaroneck** County: **Westchester County**
 City/Town: **Mamaroneck** Zip: **10543-4608**
 Village: **Mamaroneck** Hamlet/Loc.:

P Type: **Single Family** Type: **Detached**
 Sub/Devel: Builders Lot #:
 Beds: **4** SqFt: **5,958** Rooms: **15**
 Baths: **5 (4 1)** Acre(s): **1.4200** Levels: **3.00**

Sch Dist: **Mamaroneck** Elem: **Central**
 Jr High: **Hommocks** High: **Mamaroneck**

Style: **Colonial** Model:

Level **Description**
1 (Entry Foyer, Formal Living Room with Wood burning Fireplace French Doors to Deck, Library, Powder Room, Formal Dining Room, Chef's Kitchen, Mudroom with Service Entrance, Laundry Room, Family Room with Wood burning Fireplace French Doors to side Deck)
2 (Grand Primary Suite with Cathedral Ceiling, En-suite Marble Bath and French Doors to Balcony, Study, 3 Bedrooms with customized Built-Ins, 2 Full Bathrooms)
Other (Garden Level : Wine Cellar, Family Room with French Doors to Garden and Pool, Den (currently being used as a Bedroom), Gym (currently being used as a Bedroom), Study, Full Bathroom, Storage Room, Utilities Room, 2 Car Garage)
 , (Pool House : Wet Bar equipped with Ice Machine, Sub-Zero Fridge and Freezer, Sitting Room with High Wood Beam ceiling, Bathroom with indoor/outdoor Shower Room, Covered Patio)

Basement: **Crawl, Finished, Walk Out** Attic: **Full, Pull Stairs, Unfinished** Fireplaces: **2**
 Yr Blt: **1949** Yr Reno: **2002**

Tax ID#: **3203-009-000-00049-000-0026** Tax: **\$98,453** Tax Year: **2021**
 Tax Src: **Municipality** Assmt: **\$3,892,300** HOA:
 Addl Fees: **No**
 Avail Financing:

Amenities: **Balcony, Cathedral/Vaulted/High Ceiling, Chefs Kitchen, Close to Bus, Close to Park, Close to Railroad, Close to School, Close to Shops, Cul-De-Sac, Deck, Dining Area, Dock/Mooring, Double Paned Windows, Dressing Area, Dual Sinks, Eat in Kitchen, Energy Star Doors, Energy Star Windows, Fenced Yard, Formal Dining Room, Foyer, Granite Countertops, Guest Quarters, Hardwood Floors As Seen, High Ceilings, Home Office, Island Kitchen, Laundry Room/Private, Library Den, Marble Bath, Master Bath, Near Public Transportation, New Windows, Open kitchen, Patio, Powder Room, Privacy, Scenic View, Security System, Sprinkler Lawn Sys, Stainless Steel Appliances, Walk In Closet, Walk Out Basement, Wall of Windows, Water Access, Water View, Wetbar**
 Includes: **Alarm System, Awning, B/I Shelves, Basketball Hoop, Ceiling Fan, Chandelier(s), Cook Top, Dishwasher, Dryer, Garage Door Opener, Garage Remote, Generator, Light Fixtures, Oven/Range, Pool Equip/Cover, Refrigerator, Shades/Blinds, Speakers Indoor, Speakers Outdoor, Wall Oven, Washer, Wine Cooler**
 Excludes:
 Elec Co: **Con-Edison**
 Heat Zones/Type: **5/Forced Air** Fuel: **Natural Gas**
 A/C: **Central** Water: **Municipal**
 Garbage: **Public** Sewer: **Sewer**
 Parking: **2 Car Attached, Driveway**
 Lot Description:
 Siding Desc: **Clap Board**

Remarks

Exceptional opportunity to own a one of a kind 1.4+ acre of prime property nestled on iconic Delancey Cove. Unparalleled tranquility and a sophisticated lifestyle just 35 minutes from NYC. Built in 2002, this luxurious mansion, of about 6000 square feet, features 3 delightful formal reception rooms, a Chef's kitchen with top-of-the line appliances, 2 family rooms, a peaceful grand primary suite, 3 additional bedrooms plus possibly 2 more on the garden level, 4 full baths & a powder room, 2 studies, a wine cellar, a mudroom, a laundry room & 2-car garage. Gorgeous scenic views from most of the rooms. The exterior is spectacular with various decks & patios, magnificent manicured grounds with mature plantings, a stunning infinity pool flowing to the horizon & a glamorous pool house equipped with a wet bar & full bath for entertaining in style. This impressive Orienta Point property is truly unique.

Directions: **Orienta Ave to Greacen Point #943**

Prepared By: Catherine Garr

Date Printed: 04/26/2023



MLS#: 6161357	<u>Sold</u>	List Price: \$4,500,000
Sell Date: 05/18/2022		Sell Price: \$4,250,000
Addr: 1058 Cove Road S		
PO: Mamaroneck	County: Westchester County	
City/Town: Mamaroneck	Zip: 10543-4308	
Village: Mamaroneck	Hamlet/Loc.: 	

P Type: Single Family	Type: Detached
Sub/Devel: Orienta	Bullders Lot #:
Beds: 5	SqFt: 7,488
Baths: 6 (4 2)	Rooms: 10
	Levels: 3.00

Sch Dist: Mamaroneck	Elem: Central
Jr High: Hommocks	High: Mamaroneck

Style: **Chalet**

Model:

<u>Level</u>	<u>Description</u>
1	(Entry Foyer, Mud Room, PR, Den with FP, Gallery, Living Room w/FP, Dining Room, Eat in Kitchen with French Doors to bluestone patio, Butler's Pantry, Powder Room, Laundry Room)
2	(Primary Bedroom suite with sitting room, Two walk in closets, twin vanities, soaking tub, separate WC, oversized steam shower, French doors to water view balcony)
3	(Two bedrooms with updated Jack-and-Jill bath, Family Room, Bedroom/Office, Full Hall Bath, Bedroom)
Basement	(Mechanicals, Workroom and Storage)

Basement: Unfinished	Attic: Dormer, Partial, Unfinished	Fireplaces: 2
Yr Blt: 1925 / Actual	Yr Reno: 	

Tax ID#: 3203-009-000-00042-000-0001	Tax: \$92,382	Tax Year: 2021
Tax Src: Municipality	Assmt: \$3,650,000	HOA:
Addl Fees: No		
Avail Financing: 		

Amenities:	Balcony, Cathedral/Vaulted/High Ceiling, Close to School, Courtyard, Dock/Mooring, Dressing Area, Dual Sinks, Eat in Kitchen, Fenced Yard, Formal Dining Room, Foyer, Hardwood Floors As Seen, Heated Floors, High Ceilings, Home Office, In Ground Pool, Library Den, Marble Bath, Master Bath, Oversized Windows, Pantry, Patio, Powder Room, Security System, Soaking Tub, Sprinkler Lawn Sys, Steam Shower, View, Walk In Closet, Wall To Wall Carpet, Water Access, Water View, Waterfront, Workshop	
Includes:	Alarm System, Chandelier(s), Cook Top, Dishwasher, Disposal, Dryer, Front Gate, Gas Grill, Generator, Hot Tub, Light Fixtures, Microwave, Pool Equip/Cover, Refrigerator, Second Dryer, Second Washer, Wall Oven, Washer, Wine Cooler	
Excludes:		
Elec Co:	Con-Edison	Fuel: Natural Gas
Heat Zones/Type:	10/Hot Water, Hydro Air, Radiant	Water: Municipal
A/C:	Central, Ductless	Sewer: Municipal
Garbage:	Public	
Parking:	2 Car Detached, Carport, Driveway, Tandem	
Lot Description:	Level	
Siding Desc:	Brick, Stone	

Remarks

In a class of its own! Introducing one of the most spectacular waterfront retreats in the hip coastal enclave of Orienta with 200+ feet of private shoreline high atop the sparkling waters of Delancey Cove. A rare 1-acre oasis with floating dock, infinity pool and spa designed by Sean Jancski, landscape architect, built-in grill and magnificent patio for entertaining. This most storied 'chateau-like' 1920s stone house has been thoughtfully reimagined for modern living, designed to embrace water views from nearly every vantage. Stunning architectural details abound—soaring ceilings, Palladian windows, graceful archways and multiple French doors for an alfresco lifestyle. From the chic porte-cochere entry, the grandeur is breathtaking – open flowing spaces awash with sunlight, a stunning Gallery connecting the family room, dramatic living room, dining room and updated chef's kitchen with butler's pantry. Such versatility—5 bedrooms including the spa-like primary suite, flexible office, potential gym/theatre. Waterside bliss, 35 mins from NYC.

Directions: **Do not follow GPS. Take Route 1 - Boston Post Rd to Orienta Avenue, to Cove Rd (second stop sign), turn right on Cove, at the fork bear left, follow around to 1058 on your left, pull into driveway.**

Prepared By: Catherine Garr

Date Printed: 04/26/2023