

Cross Property Client Full



MLS#: 6230131	Status: <u>Pending</u>	List Price: \$3,099,000
		Sell Price:
Addr: 915 Protano Lane		
PO: Mamaroneck	County: Westchester County	
City/Town: Mamaroneck	Zip: 10543-3940	
Village: Mamaroneck	Hamlet/Loc.:	

P Type: Single Family	Type: Detached	
Sub/Devel:		Builders Lot #:
Beds: 6	SqFt: 4,869	Rooms: 13
Baths: 6 (5 1)	Acre(s): 0.3437	Levels: 3.00

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

Style: **Colonial** Model:

Level	Description
1	(2 story entrance foyer, formal living room, family room(f/p), den/office, eating area, gourmet kitchen w/French doors to terrace & backyard, butler pantry, formal dining room, 1/2 bath, mudroom, bedroom, full bath, 2 staircases to basement & upstairs, 2 car garage)
2	(Primary bedroom (gas f/p) w/2 lg walk in closets, terrace, spa bath w/soaking tub & radiant heat, 2 bedrooms w/wic & en suite bath, 2 bedrooms w/hall bath, laundry room)
Basement	(Huge finished basement; gym, game room, den area, 2 large storage rooms, add'l closets, utility room)
Basement:	Finished, See Remarks
	Attic: Pull Stairs, Unfinished
	Fireplaces: 2
Yr Blt:	2015 / Actual
	Yr Reno:

Tax ID#: 3203-009-000-00026-000-0400	Tax: \$68,749	Tax Year: 2022
Tax Src: Municipality	Assmt: \$2,758,000	HOA:
Addl Fees: No		
Avall Financing: None		

Amenities:	1st Floor Bedrm, 1st Floor Full Bath, Balcony, Cathedral/Vaulted/High Ceiling, Chefs Kitchen, Children Playroom, Close to Park, Close to School, Community Pool, Community Tennis Courts, Cul-De-Sac, Dining Area, Double Paned Windows, Dressing Area, Dual Sinks, Eat in Kitchen, Exercise Room, Formal Dining Room, Foyer, Granite Countertops, Hardwood Floors As Seen, Heated Floors, High Ceilings, Home Office, Island Kitchen, Laundry Room/Private, Library Den, Marble Countertops, Master Bath, New Windows, Open kitchen, Pantry, Patio, Porch, Powder Room, Quartz/Quartzite Counter Tops, Sauna/Steam Room, Security System, Soaking Tub, Sprinkler Lawn Sys, Stainless Steel Appliances, Storage, Walk In Closet		
Includes:	Alarm System, B/I Audio/Visual Equip, B/I Shelves, Chandelier(s), Cook Top, Curtains/Drapes, Dishwasher, Disposal, Door Hardware, Dryer, Flat Screen TV Bracket, Garage Door Opener, Garage Remote, Light Fixtures, Oven/Range, Refrigerator, Screens, Shades/Blinds, Speakers Indoor, Wall Oven, Washer, Wine Cooler		
Excludes:	See Remarks		
Elec Co:	Con-Edison	Fuel:	Natural Gas
Heat Zones/Type:	4/Forced Air, Radiant	Water:	Municipal
A/C:	Central	Sewer:	Municipal
Garbage:	Public		
Parking:	2 Car Attached, Driveway, Street Parking		
Lot Description:	Level		
Sldng Desc:	Clap Board		

Remarks

Done & done. Beautiful, Orienta new construction. One owner to date. Built in 2015. Stunning, sun filled, quiet w/every imaginable upgrade. Classic center hall outside, open, easy, casual living inside with space for kids, nanny, guests, long distance family. High ceilings and wood floors thru out. Grand foyer with formal living and dining room leads to a huge eat in kitchen, family room & office/den over looking the backyard. Bedroom & full bath, mudroom & butlers pantry complete the first floor. Primary suite w/2 walk in closets, large en suite bath w/soaking tub & walk in shower. 2 bedrooms w/ensuite, 2 bedrooms w/hall bath & laundry room finish the second floor. The basement seems endless! Gym, hang out space, more storage & spotless! If you want move in perfect, this is the house for you! Walk to Harbor Island Park, Orienta beach, golf & tennis clubs, WDS, Long Island Sound. Bike to town, train, FASNY., Hommocks & MHS. Welcome home!

Directions: **Boston Post Road to Orienta Avenue. Straight on Orienta to right on Protano Lane. #915 on the right.**

Prepared By: Catherine Garr

Date Printed: 04/26/2023



MLS#:	6184599	<u>Sold</u>	List Price:	\$2,445,000
Sell Date:	07/19/2022		Sell Price:	\$2,500,000
Addr:	727 Cove Road			
PO:	Mamaroneck	County:	Westchester County	
City/Town:	Mamaroneck	Zip:	10543-4306	
Village:	Mamaroneck	Hamlet/Loc.:		

P Type:	Single Family	Type:	Detached
Sub/Devel:		Builders Lot #:	
Beds:	4	SqFt:	4,416
Baths:	4 (3 1)	Acre(s):	0.5070
		Rooms:	8
		Levels:	2.00

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

Style: **Contemporary, Split Level**

Model:

<u>Level</u>	<u>Description</u>
1	(Covered Porch, Entrance Foyer, Powder Room, Living Room with Brazilian cherry wood, 16 ft glass sliding door exiting to a cedar deck, Dining Room, Spacious Eat-in Kitchen with 10 ft solid oak center island, walk out on large deck, Large Laundry room.)
2	(Extensive Primary Bedroom Suite, Primary Bathroom - bathtub/shower with oversized closets, Bedroom Suite with Bathroom, Very spacious Bedroom with deep wall closets, Bedroom, Hall dual vanity Bathroom/ bathtub)
Lower	Family Room (Cosy Family Room / walk-out LL and wood burning fireplace)
	, Bedroom (5th Bedroom with private full Bathroom)
Basement	Additional (Huge Finished Basement and large Storage space)

Basement:	Finished	Attic:	None	Fireplaces:	1
Yr Blt:	1975 / Actual	Yr Reno:	2015		

Tax ID#:	3203-009-000-00042-000-0710-1	Tax:	\$42,597	Tax Year:	2021
Tax Src:	Municipality	Assmt:	\$1,733,000	HOA:	
Addl Fees:	No				
Avall Financing:					

Amenities:	Close to Park, Close to School, Dining Area, Dressing Area, Eat in Kitchen, Fenced Yard, Floor to Ceiling Windows, Formal Dining Room, Foyer, High Ceilings, Island Kitchen, Laundry Room/Private, Master Bath, Multi Level, New Windows, Open kitchen, Oversized Windows, Pantry, Patio, Powder Room, Privacy, Sprinkler Lawn Sys, Storage, Walk Out Basement, Walk Through Kitchen		
Includes:	Chandelier(s), Convection Oven, Cook Top, Curtains/Drapes, Dishwasher, Dryer, Flat Screen TV Bracket, Freezer, Garage Door Opener, Garage Remote, Generator, Light Fixtures, Microwave, Refrigerator, Screens, Shades/Blinds, Wall Oven, Washer, Wine Cooler		
Excludes:	Selected Light Fixtures		
Elec Co:	Con-Edison	Fuel:	Natural Gas
Heat Zones/Type:	2/Forced Air, Radiant	Water:	Municipal
A/C:	Central	Sewer:	Municipal
Garbage:	Public		
Parking:	2 Car Attached, Driveway		
Lot Description:			
Siding Desc:	Hardiplank, Shingle, Stone		

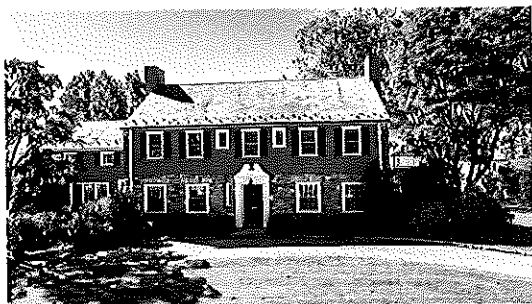
Remarks

This modern restoration is in full sync for today's living. Stunningly renovated Contemporary home in desirable Orienta sits on 1/2 acre of lush and level landscape. Over 4,416 square feet of magnificent interior space features 5 bedrooms, 4.5 bathrooms (5th bedroom and bathroom will be reflected on Town card in June 2022) Impressive Living Room and Dining Room, with beautiful Brazilian cherry wood flooring, is drenched in natural light from the modern sliding glass doors that lead out onto a fantastic outdoor private garden. Fully renovated eat-in kitchen with an impressive 10 foot oak center island and high-end appliances flowing into an every day dining area and leading to the outdoor deck. Just a few steps up to the night domain to discover an expansive primary bedroom w/numerous closets and an en-suite bath w/dual vanity. On same floor there is also a junior suite w/private bath, 2 additional bedrooms a hall bath. The walk-out lower level invites you to the incredible Family Room which features an impressive wood burning fireplace and new radiant heated floor, ideal for family movie nights/great entertaining with an impressive wet bar. The 5th ground level bedroom with private bath completes this level. Additional bonus of 1,154 SF of bonus finished space perfect for yoga/playroom. Huge attached 2-car garage. Portable generator included in the sale.

Directions:

Prepared By: Catherine Garr

Date Printed: 04/26/2023



MLS#: **6149714** Sold List Price: **\$2,599,000**
 Sell Date: **08/19/2022** Sell Price: **\$2,575,000**
 Addr: **717 Orienta Avenue**
 PO: **Mamaroneck** County: **Westchester County**
 City/Town: **Mamaroneck** Zip: **10543-4312**
 Village: **Mamaroneck** Hamlet/Loc.:

P Type: **Single Family** Type: **Detached**
 Sub/Devel: Builders Lot #:
 Beds: **4** SqFt: **4,354** Rooms: **10**
 Baths: **6 (5 1)** Acre(s): **0.5621** Levels: **2.00**

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

Style: **Colonial** Model:

Level **Description**
1 (Vestibule w.double coat closet; pwd rm; central foyer w.door to back patio & access to lower level; French doors/liv room w.FPL w. dentil mantel & deep crown moldings; screen porch w.door to patio; French doors/din room w.picture frame moldings & scone lighting; French doors/fam room w.walls of windows & built-ins; dine-in kitchen w.island seating, white cabinetry w.inset doors & granite counters, Pro appliances; butler's pantry; mudroom; side door to driveway; back stair to 2nd fl & LL)
2 (Primary bedroom suite w.French doors to balcony, walk-in closet custom fit, step in closet custom fit, primary spa marble bath w.steam shower, separate tub, dual vanities; ensuite bedroom & French doors to balcony/double closet, bath w.pedestal sink & tub/shower; bedroom w.built-ins & custom fit closet; bedroom w.2 custom fit closets, shared bath w.double sink & tub/shower; double linen closet plus 2nd linen closet)
 , (con't - from kitchen back stair to lounge/guest/office w.wrap around built-ins and desk storage, walk-in closet, hall full bath w.tub/shower)
Lower (Recreation room for exercise/play with stone fireplace; room with closet; full bath with shower & pedestal sink; 2 car attached garage w. back door entry/2nd mudrm area; laundry room with Whirlpool front load washer/dryer, Laundry shoot from kitchen; wine storage area; utilities & storage)

Basement: **Full** Attic: **Walkup** Fireplaces: **2**
 Yr Blt: **1926** Yr Reno:

Tax ID#: **3203-009-000-00042-000-0154** Tax: **\$62,008** Tax Year: **2021**
 Tax Src: **Municipality** Assmt: **\$2,460,000** HOA:
 Addl Fees: **No**
 Avail Financing: **None**

Amenities: **Chefs Kitchen, Close to Bus, Close to Park, Close to Railroad, Close to School, Close to Shops, Deck, Dressing Area, Dual Sinks, Eat in Kitchen, Formal Dining Room, Foyer, Granite Countertops, Hardwood Floors As Seen, Home Office, Island Kitchen, Marble Bath, Marble Countertops, Master Bath, Near Public Transportation, Original Details, Pantry, Patio, Pedestal Sink, Powder Room, Soaking Tub, Sprinkler Lawn Sys, Stainless Steel Appliances, Steam Shower, Walk In Closet, Walk Out Basement**
 Includes: **B/I Shelves, Basketball Hoop, Chandelier(s), Cook Top, Dishwasher, Dryer, Light Fixtures, Microwave, Refrigerator, Second Refrigerator, Shades/Blinds, Wall Oven, Washer, Wine Cooler**
 Excludes: **Curtains/Drapes, Grill, Selected Light Fixtures**
 Elec Co: **Con-Edison**
 Heat Zones/Type: **2/Hot Water** Fuel: **Natural Gas**
 A/C: **Central, Ductless** Water: **Municipal**
 Garbage: **Public** Sewer: **Sewer**
 Parking: **2 Car Attached**
 Lot Description: **Level**
 Sliding Desc: **Shingle, Stone**

Remarks

Stunning four-bedroom stone/shingle Colonial graces a park-like .56-acre with wonderful stone terrace & decks in the heart of Orienta steps from LI Sound, Harbor Island Park, schools & private clubs. Modern updates seamlessly blend with classic architectural details in this elegant interior beautifully designed for easy entertaining & everyday living. Boasts rich hardwood floors & radiant heated floors in kitchen, mudroom & primary bath. Gracious center hall entry introduces spacious living room with fireplace, idyllic screened-in porch overlooking tranquil yard, library/family room w. wall of windows, dining room & granite-clad eat-in kitchen. Serene primary suite with deck, walk-in closet & spa bath; en-suite bedroom, 2 bedrooms, shared bath & office/guest compose 2nd floor. Lower level is addit'l 500sf rec rm/gym/play, full bath, wine storage, Indry & att 2C garage. Fabulous location for biking, kayaking, boating or relaxing. Complete with half bball court in drive! Seaside living!

Directions: **Boston Post Rd to Orienta Ave to #717 on the right.**

Prepared By: Catherine Garr

Date Printed: 04/26/2023



MLS#:	6168658	<u>Sold</u>	List Price:	\$2,795,000
Sell Date:	06/13/2022		Sell Price:	\$2,865,000
Addr:	513 Alda Road			
PO:	Mamaroneck	County:	Westchester County	
City/Town:	Rye Town	Zip:	10543-4002	
Village:	Mamaroneck	Hamlet/Loc.:		

P Type:	Single Family	Type:	Detached
Sub/Devel:		Builders Lot #:	
Beds:	4	SqFt:	4,621
Baths:	6 (4 2)	Acre(s):	0.2885
		Rooms:	12
		Levels:	4.00

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

Style: **Colonial** Model:

<u>Level</u>	<u>Description</u>
1	(Entry, living room w/ french doors to patios and sunken inglenook fireplace, formal dining room w/ French doors to heated sunroom, eat-in kitchen w/ doors to side patio, family room, office, two 1/2 baths, mudroom, laundry.)
2	(Primary bedroom suite w/ sitting room, two balconies, ensuite marble bath and oversized walk-in closet. Guest bedroom w/ ensuite bath and sun deck, two hall bedrooms w/ connecting bathroom and adjacent playroom.)
3	(Oversized rec room, walk-in closet, office, full bath w/ tub and shower.)
Basement	(Unfinished storage and utilities)
Basement:	Full, Unfinished
Yr Blt:	1912 / Actual
Attic:	Dormer, Pull Stairs
Yr Reno:	Fireplaces: 1

Tax ID#:	4803-154-000-00075-001-0018-0000000	Tax:	\$54,445	Tax Year:	2021
Tax Src:	Municipality	Assmt:	\$2,043,800	HOA:	
Add Fees:	No				
Avail Financing:					

Amenities:	Balcony, Casement Windows, Chefs Kitchen, Children Playroom, Close to Park, Close to School, Close to Shops, Clubhouse, Community Pool, Deck, Dock/Mooring, Double Paned Windows, Dual Sinks, Eat in Kitchen, Exercise Room, Fenced Yard, Formal Dining Room, Granite Countertops, Heated Floors, High Ceilings, Home Office, Laundry Room/Private, Marble Bath, Marble Countertops, Master Bath, Media Room, Multi Level, New Windows, Original Details, Patio, Powder Room, Scenic View, Security System, Sky Light, Soaking Tub, Sprinkler Lawn Sys, Stainless Steel Appliances, Steam Shower, Storage, View, Walk In Closet, Walk Through Kitchen, Water Access, Water View		
Includes:	A/C Units, Alarm System, Ceiling Fan, Chandelier(s), Dishwasher, Disposal, Dryer, Flat Screen TV Bracket, Oven/Range, Refrigerator, Second Refrigerator, Speakers Indoor, Speakers Outdoor, Washer, Wine Cooler		
Excludes:	Chandelier(s), Microwave Oven		
Elec Co:	Con-Edison	Fuel:	Natural Gas
Heat Zones/Type:	5/Hot Water, Radiant, Steam	Water:	Municipal
A/C:	Central, Ductless	Sewer:	Sewer
Garbage:	Public		
Parking:	1 Car Attached, Driveway		
Lot Description:			
Siding Desc:	Stucco		

Remarks
The grandeur of this 1912 French Normandy home with stunning panoramic water views elevates it to a class of its own. Its stately allure emerges from the marriage of impeccably maintained historical elements and the creative and extensive renovations that provide all the luxury of modern living. Characterized by charming historic original details, the exterior's eyebrow roofline, circular driveway, bespoke hand-laid stone columns, and bluestone patios are captivating. Upon entering the home, one is taken by the finishes and attention to details, including the breathtaking staircase, inglenook fireplace and the impressive scale of the rooms. The living room effortlessly flows into the family room, dining room and home office. Built for seamless entertaining, the kitchen is flooded with sunlight, features an eat-in banquet, top of the line stainless steel appliances and granite counters. Its sliding doors open to one of two slate patios which feature unparalleled views of the water, a new fire pit, and generous space for socializing and lounging. The first floor also has two 1/2 baths, a heated sunroom, laundry room, and mud room. Upstairs, the entirely renovated second floor has an exquisite primary suite w/ adjoining sitting room, an oversized walk-in closet, two balconies overlooking the sound, and a primary bath with marble heated floors, soaking tub, double sinks, steam shower and private toilet. Down the hall is a luxurious guest suite with full bath and large porch overlooking the sound. Completing the second floor are two hall bedrooms with a connected bath, one with a tangent private playroom. The sun drenched third level is complete with recreation room, home office, full bath and walk through closet. Enjoy all of the treasures of living on the Long Island Sound, with a membership to the Shore Acres Point Corp, which includes a pool right on the Sound and a kiddie pool with lifeguards, a small private beach, and a new clubhouse for community parties.

Directions:

Prepared By: Catherine Garr

Date Printed: 04/26/2023



MLS#: **6172668** *Sold* List Price: **\$2,895,000**
 Sell Date: **06/13/2022** Sell Price: **\$3,350,000**
 Addr: **1030 Nautilus Lane**
 PO: **Mamaroneck** County: **Westchester County**
 City/Town: **Mamaroneck** Zip: **10543**
 Village: **Mamaroneck** Hamlet/Loc.:

P Type: **Single Family** Type: **Detached**
 Sub/Devel: **Orienta** Builders Lot #:
 Beds: **5** SqFt: **5,028** Rooms: **12**
 Baths: **6 (5 1)** Acre(s): **0.3800** Levels: **2.00**

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

Style: **Colonial**
 Basement: **Crawl**
 Yr Blt: **2005**

Model:
 Attic: **Pull Stairs**
 Yr Reno:

Fireplaces:

Tax ID#: **3203-009-000-00055-000-0345**
 Tax Src: **Other**
 Addl Fees: **\$600 / Yearly / Yearly Beach Dues**
 Avail Financing: **None**

Tax: **\$64,247**
 Assmt: **\$2,538,000**

Tax Year: **2022**
 HOA:

Amenities: **1st Floor Bedrm, Beach, Chefs Kitchen, Cul-De-Sac, Foyer, Granite Countertops, Hardwood Floors As Seen, Heated Floors, Home Office, Island Kitchen, Jacuzzi, Laundry Room/Private, Master Bath, Open kitchen, Patio, Sprinkler Lawn Sys, Walk In Closet, Water Access**

Includes: **Central Vacuum, Dishwasher, Dryer, Oven/Range, Refrigerator**

Excludes:

Elec Co: **Con-Edison**
 Heat Zones/Type: **3/Forced Air**

Fuel: **Natural Gas**
 Water: **Municipal**
 Sewer: **Municipal**

A/C: **Central**
 Garbage: **Public**
 Parking: **2 Car Attached, Garage Parking**
 Lot Description: **Level**
 Siding Desc: **Clap Board**

Remarks

.This beautifully curated and immaculately designed Colonial was initiated in 2005 as just a frame and completed in 2008 to become the bespoke residence it is today. It sits on a coveted private street in Orienta Point. The serene cul de sac ends at Long Island Sound . The owners on Nautilus Lane can enjoy the beauty of the private gated beach for residents only. The elegant home provides an abundance of gathering spaces that transition from a massive kitchen/family room to living room and dining room providing an indoor/outdoor experience with access to a lovely outdoor patio that shares a sound system with the interior of the expansive home. The second floor continues the extraordinary contemporary esthetic. The idyllic primary suite is the first of four large bedrooms 3 with ensuite baths and its own informal gathering space. The professionally landscaped .38 acres is completely flat . It is surrounded by specimen plantings and is very private. A once in a lifetime address!

Directions: **Orienta Avenue to Nautilus Lane.**

Prepared By: Catherine Garr

Date Printed: 04/26/2023



MLS#:	6209388	<u>Sold</u>	List Price:	\$3,495,000
Sell Date:	02/07/2023		Sell Price:	\$3,600,000
Addr:	507 The Parkway			
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:	5,244
Baths:	6 (4 2)	Acre(s):	0.6140
		Rooms:	12
		Levels:	2.00

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

Style: **Tudor** Model:

Level	Description
1	(Entry, Living Room with fireplace, Powder Room, Library, Den, Dining Room, Kitchen, Breakfast Room, Powder Room, Mudroom, Recreation Room)
2	(Primary Bedroom Suite with sitting area, doors to balcony, Primary Bath, Bedroom, Bath, Bedroom, Bedroom, Bath, Office, Bedroom/Bath)
Lower	(Storage, Laundry, Utilities)

Basement:	Unfinished	Attic:	Full, Pull Stairs, Unfinished	Fireplaces:	1
Yr Blt:	1924 / Actual	Yr Reno:			

Tax ID#:	4803-154-000-00075-001-0020-0000000	Tax:	\$69,378	Tax Year:	2023
Tax Src:	Municipality	Assmt:	\$2,769,100	HOA:	
Addl Fees:	\$2,000 / Yearly / Shore Acres Corp				
Avall Financing:					

Amenities:	Community Pool, Dining Area, Dock/Mooring, Formal Dining Room, Library Den, Master Bath, Powder Room, Privacy, Sprinkler Lawn Sys, View, Waterfront, Wrap Terrace		
Includes:	Awning, Dishwasher, Dryer, Generator, Light Fixtures		
Excludes:			
Elec Co:	Con-Edison	Fuel:	Natural Gas
Heat Zones/Type:	2/Hot Water, Steam	Water:	Municipal
A/C:	Central, Ductless	Sewer:	Municipal
Garbage:	Public		
Parking:	2 Car Attached		
Lot Description:	Level		
Sliding Desc:	Brick, Stucco		

Remarks

Breathtaking 360 degree water views from every room at this Shore Acres residence. This 5 bedroom, 4.2 bath home is direct Long Island Sound waterfront in the rear, while the front property overlooks Mamaroneck Harbor. Enjoy this oasis steps to the Shore Acres Club with pool, club house and boat slips. Launch your kayak from the private entrance to the Shore Acres Beach or stroll to the Shore Acres pool. There are dramatic views from every room overlooking both the Sound and the Harbor. Enjoy the sunsets and watch the boats sail by from the terrace which wraps the rear of the house. A quaint courtyard with terrace, significant vegetable gardens and a potting room with water views complete the picture. The lush mature landscaping complements the views and architecture while offering privacy. All of this plus keep your boat at a slip or mooring at the club. This home is a very rare offering and has not been on the market in over 40 years, making this a once in a lifetime opportunity.

Directions: **Boston Post Road to The Parkway**

Prepared By: Catherine Garr

Date Printed: 04/26/2023