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## First look: Super-luxe development debuts



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(Photo: Mark Vergari/The Journal News)

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In a sure sign that the top tip of the Westchester real estate market is in very good shape, a new super-luxe 100-acre development in Tarrytown and Greenburgh has opened its gates, with its first house boasting amenities like an indoor basketball court, 11 bathrooms and an 800-square-foot Hers closet in the master suite.

The first mansion, one of 20 estates planned for the gated Route 9 parcel now called [Greystone on Hudson](#), has just come on the market for \$9,998,888. With more than 20,000 square feet of interior living space, it looks and feels more like a lush, plush country club than a private family home.

Each of the luxury homes will be on 2- to 5-acre landscaped parcels, with prices ranging from \$5 million to \$20 million. Some of the hilltop parcels will have expansive views of the Hudson River and the Tappan Zee Bridge, while others are woody lots with views of The Castle in Tarrytown. All are in the Irvington school district.

The rest of the 19 mansions will be built over the next three to four years, said developer Andy Todd, president of the Greystone Mansion Group. "Each lot has its own vista."

On Tuesday evening, the developers hosted a private grand opening party to show the completed home and marked off future house sites to real estate agents.



**Andy Todd, president of the Greystone Mansion Group, in the first finished house in the new Greystone on Hudson development. (Photo: Mark Vergari/The Journal News)**

As for potential buyers, "it will be people from Manhattan, Wall Street, celebrities, sports guys, that type," Todd said.

Amenities in the just-finished 36-room house, at 8 Carriage Drive, include that basketball court, with a rock climbing wall and a pair of locker rooms; that big dressing room in the master bedroom suite, with a separate internal Imelda Marcos-style closet for shoes; a covered porch with a fireplace and outdoor TV; and a wine cellar fashioned from reclaimed New England barn siding.



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**The two-story great room has terrific views out to the Hudson. The stone in the fireplace is Manhattan schist and was mined on site. (Photo: Mark Vergari/The Journal News)**

Out back, you'll find a "flat backyard that's the size of a football field," Todd said. "It's hard to find this sort of yard in Westchester." Space in the yard has been set aside for a swimming pool and tennis court.

HGTV fans will appreciate that all seven bedrooms are en suite, with their own bathrooms and finished closets.

[Greystone on Hudson](#) sits on the east side of Route 9/South Broadway directly across from Lyndhurst, the 67-acre former estate of Jay Gould. It was known as Millionaire's Row during the Gilded Age, home to Astors, Lehmans, Morgans, Vanderbilts and Rockefellers.

In the late 19th and early 20th centuries, a 40-plus room Italianate mansion known as Greystone Castle occupied this site. After a fire, it was torn down in the 1970s.

Eight of the lots are in Tarrytown and 12 are in Greenburgh, according to Tarrytown Building Inspector Michael McGarvey. The development received subdivision approvals from the planning boards in both municipalities, he said.

The road is private, McGarvey said, and the developer is installing drainage and water, sewer, gas and electrical lines for each of the sites.

Last week, a small army of landscapers was swarming over the site, mowing and weed-whacking the freshly laid sod to get everything ready for the opening party. There was a constant din from the steady stream of huge construction trucks rumbling up and down the roadway that winds through the new development.



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The first home in the new gated community of Greystone on Hudson came on the market this week, priced at \$9,998,888. (Photo: Mark Vergari/The Journal News)

As much as possible, the developers saved the on-site rock outcroppings of Manhattan schist (just like the ones you'll see in Central Park) and stately old-growth forest trees. And they were able to dig up, restore and reuse the old winding road that led up the hillside to the castle from Route 9.

"What's so interesting is that because of the natural topography of the land it's very private because the topography zigzags so much," Todd said.

The perimeter of the 100-acre property is lined with 17,000 linear feet of 8-foot-tall black estate fencing, Todd said.

The developers bought the parcel in 2012 and have been under construction for most of the last two years.

"Everything here is supposed to be timeless and elegant," Todd said, noting the flickering gas lanterns on the guard house at the Route 9 entrance.

"We used the finished finishes, the finest appliances," he said, pointing out the Belgian bluestone, at \$25 to \$30 per square foot, that they chose for the 3,200-square-foot veranda and porch that wraps around the newly completed first house. "We're not skimping on anything."

Every house will have geothermal heating and cooling, Todd said. "In summer, the cooling costs should be cut by two-thirds. In winter, you virtually eliminate heating costs."

"We're as green as you can get," he added. "Everything is as efficient as it can be."

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