



**COLDWELL BANKER
REALTY**

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27 June Road | North Salem, NY | 10560

A North Salem retreat designed for refined living — just an hour from Manhattan.

List Price: \$3,500,000

Bedrooms: 3 (per town records) + 2 versatile rooms currently used as bedrooms

Bathrooms: 6 Full, 2 Half

Square Feet: 10,100 + basement

Acreage: 4.59

Property Overview

Welcome to a private North Salem estate where timeless colonial design meets modern sophistication. This **10,100+ sqft** residence plus finished lower level sits on nearly **5 acres** of pristine grounds, offering both privacy and convenience just an hour from Manhattan. Back garage can be converted into a horse barn and may be perfect for a horse.

Per town records, the home is classified as a **3-bedroom residence**. In practice, it offers **five generously sized private rooms currently enjoyed as bedrooms**, each providing flexibility for guest suites, offices, or recreation. One of the first-floor suites, originally designed as a butler's pantry and entertaining headquarters, now serves as a versatile bedroom — a testament to the home's adaptable design.

With soaring ceilings, expansive windows, and a thoughtful balance of elegance and comfort, every detail has been crafted for the discerning buyer.

Highlights

- **Chef's Eat-In Kitchen** – Viking appliances including a Professional Series stainless steel range with six burners, dual ovens, and a commercial grade hood, custom cabinetry, Carrara marble countertops, oversized island, walk in pantry, and authentic pizza oven.
- **Entertaining at Scale** – Formal dining room w/barrel ceiling, wet bar, cathedral ceilings, theatre room and seamless flow between living spaces.
- **Luxurious Primary Bedroom** – Serene primary suite with gas fireplace, spa-like bathroom and expansive walk-in closets.
- **Garage Capacity** – Rare **6 car total**, an “oversized clear span garage” (NO supportive columns) 4 car heated attached plus a detached 2-car with storage loft, ideal for car enthusiasts or collectors.
- **Outdoor Living** – Private “spring fed” koi pond, expansive IPE deck, and grounds with existing second kitchen and full bath to accommodate outside living that can accommodate a possible pool.
- **Flexible Lower Level** – Walk out basement with French doors and working stone fireplace. Finished area with **porte-cochère** access for recreation, fitness, or media; plus an additional unfinished basement with full bath space offers options for extended living.

Lifestyle & Location

Nestled in the heart of North Salem horse country, this estate blends privacy with accessibility. Enjoy top-rated **North Salem schools**, serene landscapes, and quick access to Westchester amenities, all while being within reach of NYC.

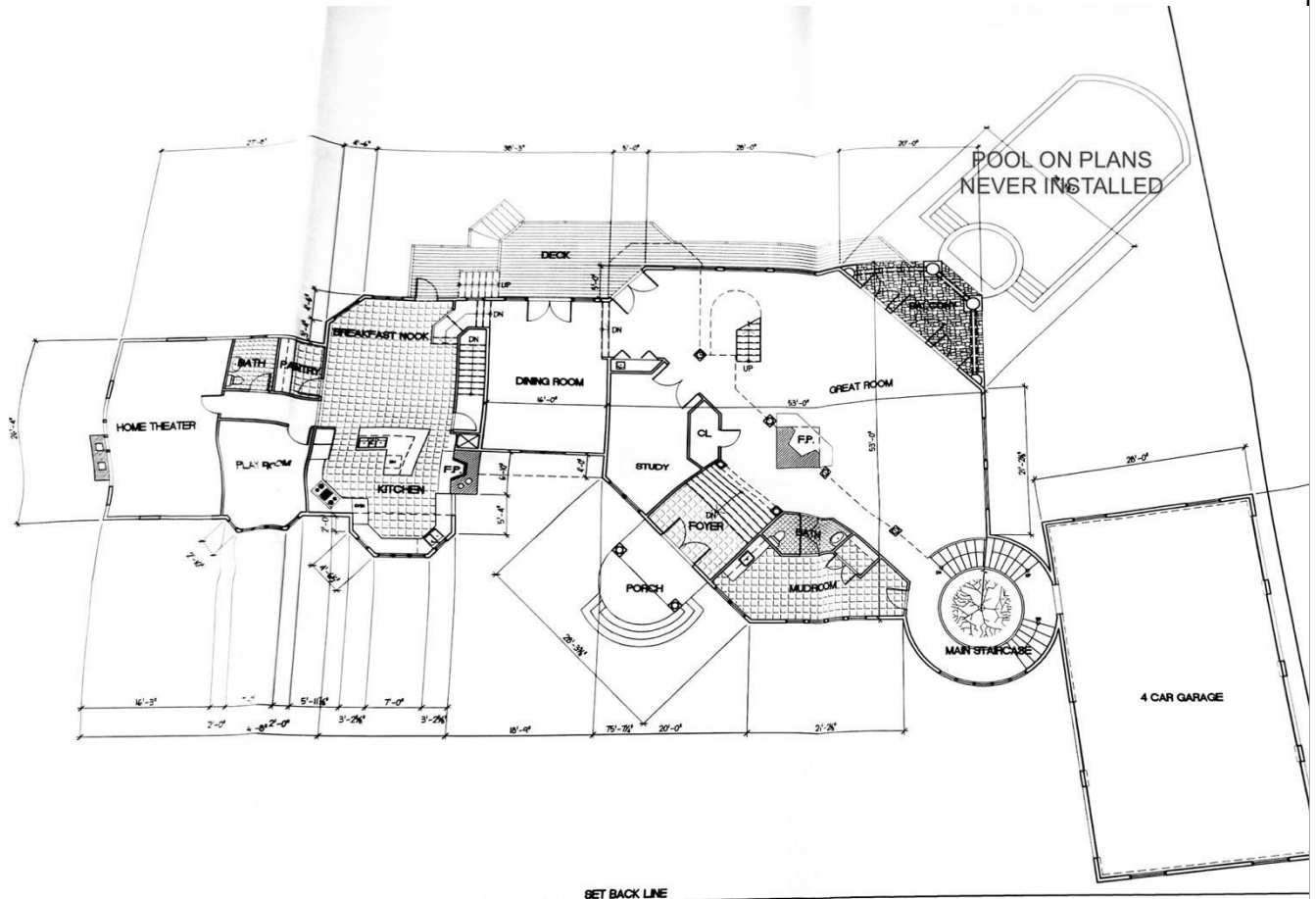
Quick Facts

- **Built:** 2008
- **Lot Size:** 4.59 acres
- **Cooling/Heating:** Central Air, Forced Air (Oil)
- **Taxes:** \$36,396 (2025) NSCSD \$24,764.60 + State, County & Town \$11,632
- **School District:** North Salem CSD

Recent Updates

- Entire interior painted.
- Theatre room renovation with tiered seating, JVC projector, professional screen, Denon amplifier, Monitor Audio speakers, and subwoofers.
- Primary suite: added gas fireplace, custom dressing rooms with makeup area, his-and-hers expansive closets with extra deep shelving
- Primary bath: new steam generator, fixtures, and shower glass enclosure
- Updated second floor bathroom with new shower glass.
- Updated first level bathroom with new shower glass.
- Laundry room renovation: Samsung washer/dryer, custom closets, shelving, lighting, and wallpaper
- Extensive landscaping: over 44 trees planted, removal of invasive growth, and professional pruning
- New garage doors and exterior paint on back garage
- Installed Invisible dog fence
- Installed new front-lawn irrigation system
- Septic system upgraded with new pump
- Custom great room drapery
- Built-in wet bar with wine refrigerator, tiled wall, and glass shelving
- First floor: reconfigured butler's pantry into bedroom
- First floor: reconfigured bedrooms by closing the wall and adding light fixtures.
- Fully finished lower level with wood-burning fireplace, full bath, solid wood doors, trim, and laminate flooring.
- Plus the unfinished lower level is ready for completion with a full bathroom, plumbing for kitchen, and electrical in place.
- Full house alarm security system
- Full house fire safety system
- Smart Home Ring system

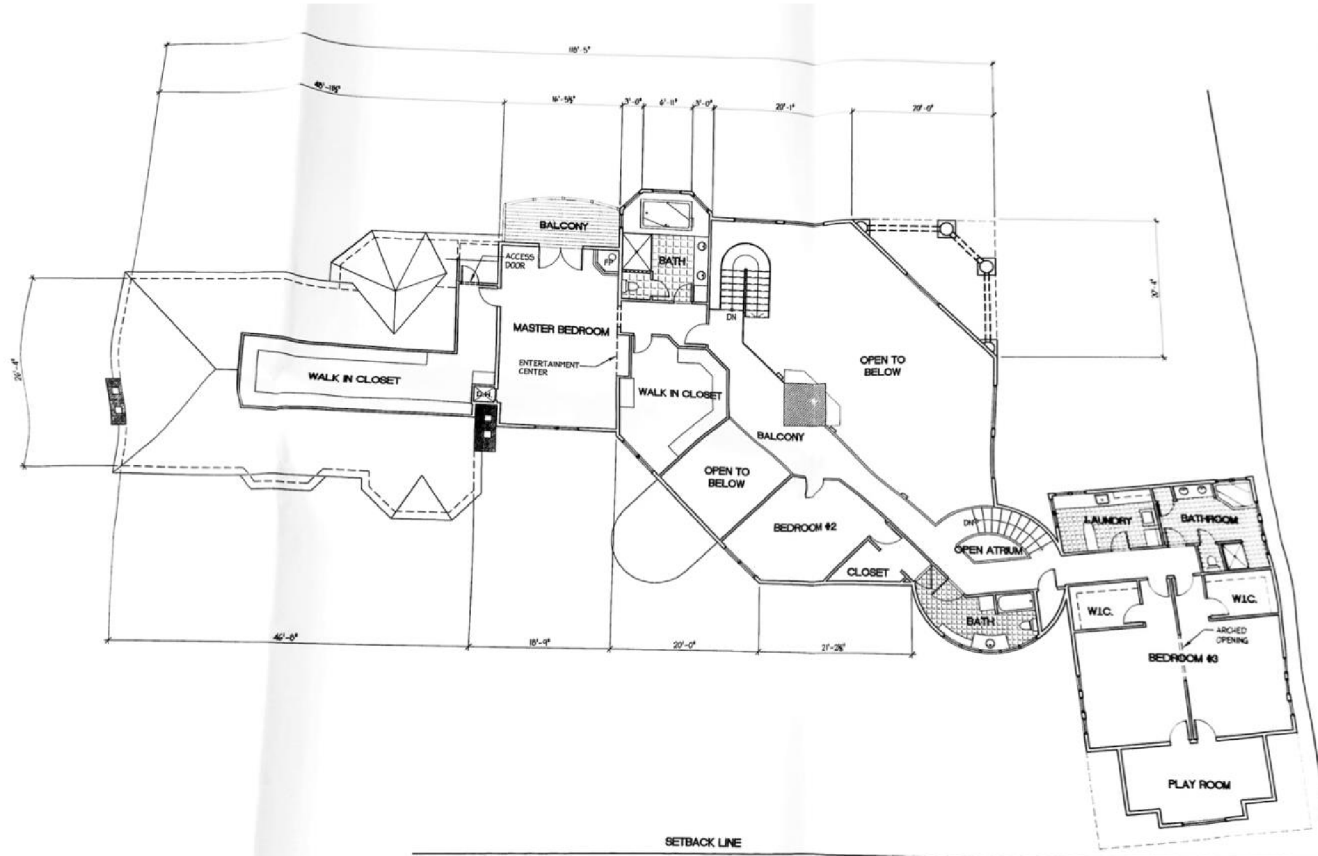
FLOOR PLAN - FIRST FLOOR



GROSS FLOOR AREA: 574 SQ/FT

1 FIRST FLOOR PLAN
A-102 SCALE: 1/8"=1'-0"

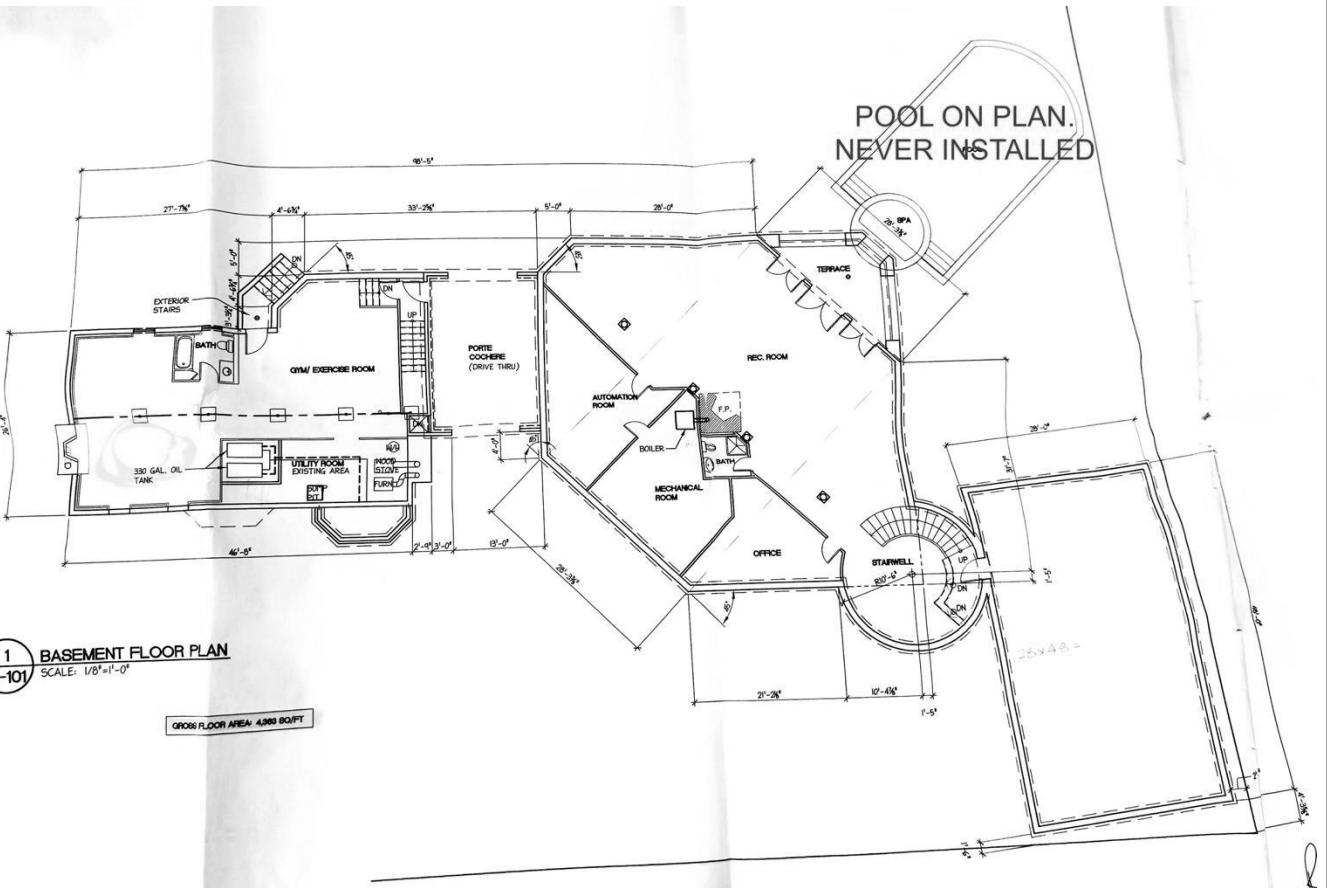
FLOOR PLAN - SECOND FLOOR



GROSS FLOOR AREA: 489 SQFT

1 SECOND FLOOR PLAN
A-103 SCALE: 1/8"=1'-0"

FLOOR PLAN – LOWER LEVEL

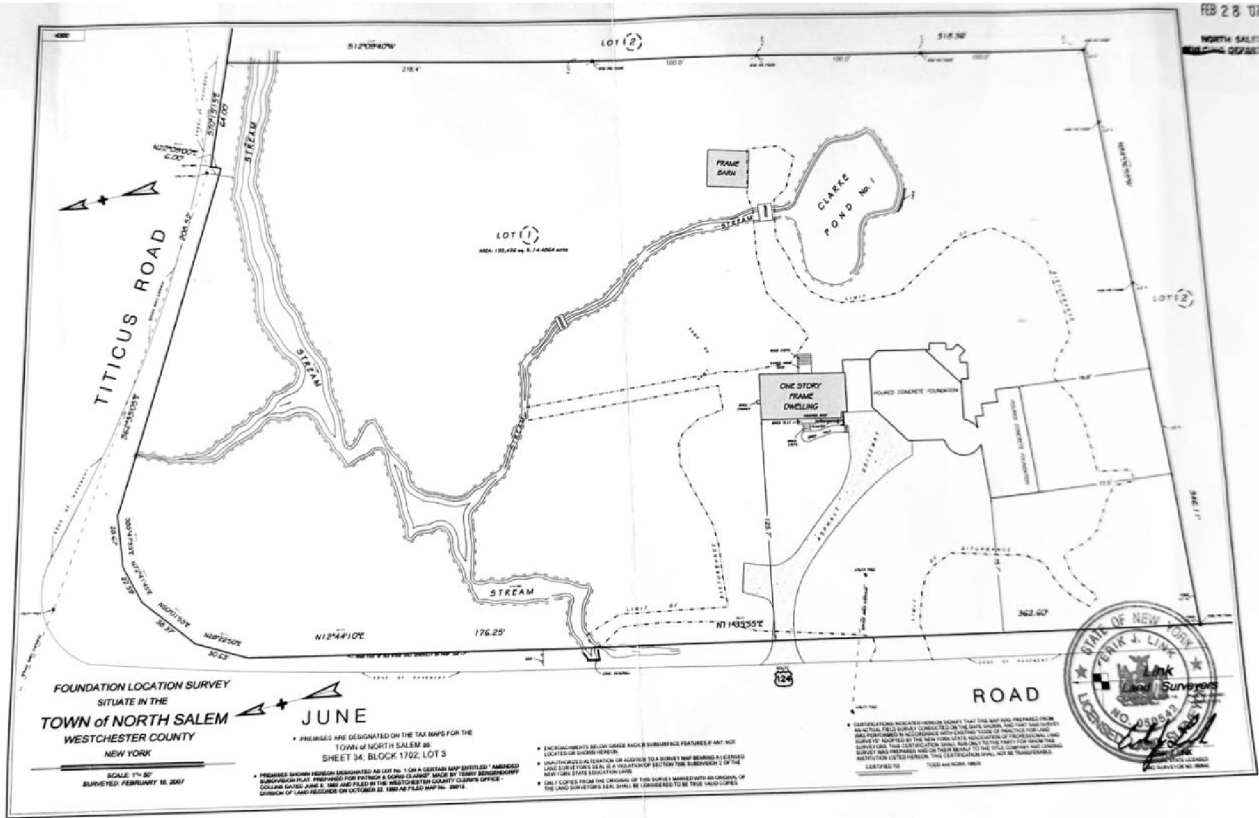


SURVEY

FEB 28 '07

NORTH SALEM

WESTCHESTER COUNTY



RECEIVED
FEB 28 '07

SEPTIC

