

10 SHERMAN AVENUE

10 SHERMAN AVE, DOBBS FERRY, NY 10522

\$1,875,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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10522

Idyllically located in a sought-after and quiet neighborhood a heartbeat from town, this elegant 4 BR 3.5 Bth residence was entirely rebuilt in 2015 by an esteemed local architect known for exquisite detail. Bounded by quiet service lanes on its west and south sides and a towering wall of cedars on the east, the skillfully landscaped level property provides for seclusion and serenity. The home's interior basks in light and harmony created by a rare balance in design and detail. Enjoy the refinement and expanse created by 10-ft ceilings, rich wide-plank hardwood floors, beautiful wood built-ins, elaborate moldings, and large window spans throughout.

**Garage Count: 1 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Water: City Water,
Special Program: Global Luxury**

\$1,875,000



From a porcelain-tiled entry foyer with open staircase, your eyes are drawn toward a wide bank of French doors beyond, in the exceptional great room. Here, a magnificent open plan living/kitchen area expands out onto the rear patio and lush gardens, featuring a variety of fruit and ornamental trees beyond. A brand new custom-built 8.5 ft island with ample cabinetry anchors the kitchen. Topped with oak and offering plentiful storage, the island is the perfect place for meal preparation and informal dining. High-end finishes including tasteful tile backsplash, Caesarstone counters, premium cabinetry and stainless steel appliances complete the kitchen. Formal entertainment can be enjoyed in an adjoining dining room overlooking the front gardens. A separate room off the entry can serve as a home office or 4th bedroom. Ascend the sun-soaked stair to a bright upstairs hallway featuring a striking window wall and convenient laundry room. An exceptional primary suite includes a showstopping arch-top opening with French doors onto a dedicated balcony, from which to survey the endless southern sky. A windowed bath with oversized step-in shower and walk-in closet with greenery views complete the suite.



Find 2 additional spacious bedrooms on this level with generous connecting bath, along with closet fitted for a future elevator to foyer below. Sitting at the southern lot line, an attractive newly-built detached garage has easy access from the service lane alongside a large, protected vegetable garden, fenced-in and blooming with crops. Given the serene setting, it may feel hard to imagine that the Middle/High School is just a block away, and the Aqueduct Trail, Juhring Nature Preserve, Gould Park/Pool, downtown shopping, and the MetroNorth train are all within easy pedestrian access! This home is a must-see for those who seek quality, convenience, and tranquility.



