



Westchester Communities:

## Ardsley

Although the village itself does not have any immediate access to the Hudson, this tiny village—a part of the town of Greenburgh—is commonly referred to as one of the Rivertowns. However, Ardsley is permeated by a subtler version of the artsy Rivertown vibe and is predominantly residential.

Within the one square mile that outlines the village lies a tight-knit school district comprised of one elementary school, one middle school, and one high school.

It doesn't have a bustling town life, but what's there is centered around the malls that align Saw Mill River Road, where a few independent shops, restaurants, and chain stores lie neatly tucked in.

Although Ardsley is quite small, it features multiple parks (including county-run Macy Park and Ashford Park) where both school children and adults are able to spend their spare time during the spring and summer months.

### **TOWN STATISTICS:**

Population: 4,507

Median Household Income: \$145,830

Median Sale Price: \$611,700

Average Train Commute to Grand Central: 44

Mean SAT Scores: 1767

## Armonk

With locality on its mind, Armonk, situated just 35 miles north of New York City, is dotted with independent shops and restaurants, including Beginnings Bleus, Lilies and Lace, and Opus 465—all located on Main Street.

Considered a part of the town of North Castle, Armonk is home to IBM's global headquarters.

The scenic Wampus Pond is worth a visit both in summer and winter as it's a perfect resort for scenic walks in the summer and iceskating in the winter. The Armonk Outdoor Art Show, which draws roughly 200 artists to gather in IBM Park every October for a public showcase, is one of the town's largest events and is certainly worth checking out.

### **TOWN STATISTICS:**

- Population: 4,330
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 44
- Mean SAT Scores: 1767

## **Bedford**

The small town of Bedford maintains a rural yet stately sophistication, scattered with historic colonial homes and grazing horse pastures. The town is comprised of three hamlets—Bedford Village, Bedford Hills, and Katonah—with Metro-North stations located in the latter two.

Many celebrities are associated with the town of Bedford, including Martha Stewart and Richard Gere, owner of the Bedford Post Inn. Located in Katonah are two notable art centers—the Katonah Museum of Art and the Caramoor Center for Music and the Arts, which serve as major cultural assets to Bedford and neighboring towns.

With over 100 linear miles of trails throughout Bedford and Pound Ridge and a central Village Green, this town provides a tranquil countryside experience for its residents.

### **TOWN STATISTICS:**

- Population: 17,335
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 62
- Mean SAT Scores: 1767

# Briarcliff Manor

Well-known for its award-winning Trump National Golf Club, the 6.7 square-mile village of Briarcliff Manor offers a small-town feel while still being close to White Plains. With a public school district ranked among the top 100 in the country, the town is also home to one of Pace University's many campuses.

With its renowned small-town setting, Briarcliff Manor also offers a picturesque downtown area where fine restaurants, such as Patio and Yama Fuji Sushi lay alongside upscale fashion boutiques like March and Wondrous Things.

## TOWN STATISTICS:

- Population: 7944
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 53
- Mean SAT Scores: 1767

## TOWN STATISTICS:

- Population: 17,335
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 62
- Mean SAT Scores: 1767

# Bronxville

Bronxville is an upscale village in the town of Eastchester. Located 15 miles north of midtown, its proximity to the city makes it an ideal spot for commuters. With a quaint downtown area full of restaurants and shops and a population of more than 6,000, there's a lot of charm to the community. With restaurants like Kraft Bistro, perfect for date night, and family-friendly Il Bacio, the village offers an excellent array of dining options. Bronxville's public school is consistently a top-ranked public school in the nation. The village's scenic foliage and parks make it a beautiful place to live anytime of year. It was once home to Robert, John, and Ted Kennedy.

#### TOWN STATISTICS:

- Population: 6375
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 35
- Mean SAT Scores: 1767

## Chappaqua

With an abundance of historic homes, barns, and buildings that date back to the Revolutionary War, this hamlet still has a quaint New England feel to it. Located just nine miles north of White Plains, Chappaqua—a part of the town of New Castle—is renowned for its quiet neighborhoods and outstanding public school system. A notable individual who used to call Chappaqua his home was Horace Greeley, the widely successful editor of the now defunct daily newspaper the New York Tribune. Just like when Greeley moved here in the midst of the 19th century, Chappaqua is still known for its peacefully picturesque suburbs.

#### TOWN STATISTICS:

- Population: 4,507
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 54
- Mean SAT Scores: 1767

## Dobbs Ferry

Known as “Dobbs” among locals, this town got its name from a ferry service that had its base here during the second half of the 19th century. With historical traces that date back to the Revolutionary War, Dobbs Ferry is today a segment of the town of Greenburgh and, with a blossoming downtown area, it is home to a public and a private school district as well as Mercy College.

The housing options in Dobbs Ferry consist mostly of single-family houses with the exception of a surge in condos and co-ops along Main Street and the downtown area, which also offers a buzzing dining scene.

Situated right on the Hudson, Dobbs Ferry perfectly enraptures the mighty river's scenic beauty by offering several public parks including Gould Park (which features a community pool), Memorial Park, and Waterfront Park.

#### TOWN STATISTICS:

- Population: 10988
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 42
- Mean SAT Scores: 1767

## Eastchester

Ranked as one of the “Top 100 Best Places to Live” in the U.S. by Money Magazine in 2007, Eastchester—an infusion of the two villages of Bronxville and Tuckahoe—is situated just 20 miles north of New York City and boasts the modern sophistication of a city while still keeping a small format. With everything from award-winning schools and quiet neighborhoods to extensive shopping malls and paved sidewalks, Eastchester offers its residents a comfortable blend between the excitement of a city and the relaxation of the countryside. With convenient proximity to Metro-North connections at Scarsdale, Crestwood, Tuckahoe and Bronxville train stations, as well as to the Hutchinson River and Bronx River Parkways, Eastchester is always highly accessible.

Further, the town is spotted with a wide variety of housing options, featuring anything from colonials to contemporaries as well as splits, condos and townhouses.

#### TOWN STATISTICS:

- Population: 19554
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 37
- Mean SAT Scores: 1767

## Elmsford

Lacking a scenic Main Street, Elmsford—situated in between White Plains and Tarrytown—has become a hub for a surplus of local businesses and is thus flooded with a large congregation of office parks. The village has immediate thoroughfare to the I-287, the Saw Mill River Parkway, the Sprain Brook Parkway, Saw Mill River Road, and Route 119 but neither office parks nor parkways have left this unpretentious village desolate in any way. With only about 5,000 residents, Elmsford still hosts a variety of restaurants, discount stores, and entertainment destinations including Pete’s Saloon, Sportime USA, the Westchester Skating Academy, and the Westchester Broadway Theatre (featuring productions of well-known shows such as the Wizard of Oz).

With a very diverse demographic, Elmsford sports an equally as diverse selection of housing options, ranging from affordable split-levels to newly refurbished colonials.

#### TOWN STATISTICS:

- Population: 4,719
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 44
- Mean SAT Scores: 1767

## Harrison

Making the national news after Jean Harris murdered her lover Dr. Herman Tarnower, a well-known cardiologist, in the beginning of the '80s, this town today attracts both second-generation working-class as well as wealthy upper-class families. On the outskirts of Harrison, near the exclusive Westchester Country Club, lies a multitude of gated estates while clapboard houses, basketball courts, and public parks dominate the two separate downtown areas.

Like Rye Brook, Harrison revolves around its schools, its exuberant sports leagues, and its three active community centers. During Columbus Day, people cheer on the parade that proceeds through the town under the name “It’s Great to Live in Harrison,” a celebration that samples authentic ethnic foods from all over the world.

Corporate giants such as MasterCard and PesiCo also refer to Harrison as home; the latter’s headquarters sports a large, public outdoor sculpture

garden, which is currently closed due to renovations but is estimated to reopen in 2017.

#### TOWN STATISTICS:

- Population: 27785
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 43
- Mean SAT Scores: 1767

## Hartsdale

Hartsdale is a hamlet, a census designated place (CDP), and a haven for commuters. Being 20 miles north of North York City, residents can easily take the Metro-North to their places of work.

Hartsdale has a population of around 5,293 people, and is home to America's first pet cemetery, as well as the world's first Carvel Ice Cream store. There is also a "Poets Corner" neighborhood, with streets named after famous writers such as Poe, Keats, Longfellow, and Chaucer.

There is evidence to show that Hartsdale had played an important role during the Revolutionary War. During that time, the Odell House served as the headquarters for French general Comte de Rochambeau, and is where he and George Washington formed an alliance that would lead to the Battle of Yorktown.

Ferncliff Cemetary, located on Secor Road in Hartsdale, is also the burial ground for many celebrities including Malcom X, Judy Garland, and Ed Sullivan. John Lennon and Jim Henson were also cremated there. Among those who once lived in Hartsdale were inventers Henry Jacques Gaisman, who invented the Gillette Safety Razor, and John Logie Baird, who created the world's first television. It also once housed the Salvation Army's first female leader Evangeline Cory Booth, as well as artist Malvina Hoffman, actor Pete Riegert, and musician Billy Vera.

#### TOWN STATISTICS:

- Population: 5293
- Median Household Income: \$145,830
- Median Sale Price: \$611,700

- Average Train Commute to Grand Central: 41
- Mean SAT Scores: 1767

# Hastings-on-Hudson

This former industrial center used to host a waterfront permeated by a large number of smoke stacks and industrial buildings. However, today, those abandoned factories are slowly but surely being replaced by a vast selection of restaurants, parks, and tennis courts. Located on the eastern banks of the Hudson, this riverside community has been a well-known gem for writers, artists, and academics over the years, including former publisher of The New York Times, Adolph Ochs and influential author of the 1963 novel The Graduate, Charles Webb. Furthermore, Hastings-on-Hudson—a part of the town of Greenburgh—boasts five Nobel Prize winners, including Max Theiler, who was awarded the Nobel Prize in Physiology or Medicine in 1951 “for his discoveries concerning yellow fever and how to combat it.” The prominent absence of chain stores and franchises is celebrated among the inhabitants of Hastings-on-Hudson and, although this cozy village might appear as isolated, it offers spectacular views of the Manhattan skyline and is only a 38 minute train ride away from Grand Central Station.

## TOWN STATISTICS:

- Population: 7917
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 39
- Mean SAT Scores: 1767

# Irvington

The riverfront village of Irvington is well known for its stunning panoramic views of the Hudson River. Walking through the post-card worthy town, you will find dozens of small businesses and restaurants along its tree-lined streets. Its namesake is great American author Washington Irving whose estate, Sunnyside, is located nearby. The Stiner-Ross House, McVickar House, and the Washington Irving Memorial are just some of the historic



locations scattered throughout Irvington. The Old Croton Aqueduct runs through the village, adding more beauty to the already charming Irvington.

#### TOWN STATISTICS:

- Population: 6505
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 46
- Mean SAT Scores: 1767

## Larchmont

Named for the larch trees shrouding the former property of Peter Jay Munro, nephew of John Jay, the Village of Larchmont has been recognized as a “Tree City USA” for over thirty years. It is celebrated for its small-town charm and natural beauty, boasting quiet parks, bright shorelines, and quaint downtown shops and eateries.

Originally a resort community for wealthy New York City residents, Larchmont is now noteworthy for both its picturesque dotting of old-fashioned homes and its grand manors on Long Island Sound. Located only 18 minutes from midtown-Manhattan, and technically just slightly over one square mile in size, Larchmont is a perfect mix of urban access and low-key suburban living. Its highly-rated public schools and serene atmosphere make it a draw for many young families.

Larchmont’s scenic Manor Park consists of 13 acres of land, with more than 5,000 feet of beautiful shoreline. This waterfront park offers many gazebos, nature trails, benches, and fabulous beachside rocks from which to explore and adore the landscape. It’s not alone among the parks, however; also available are Flint Park (at 27 acres, the village’s largest), Lorenzen, Vanderburg, Willow, and Pine Brook. For a full day of adventure, discover the local farmer’s market, investigate the public library, the antiques shops, and visit the multiple art galleries in this charismatic neighborhood.

#### TOWN STATISTICS:

- Population: 5915
- Median Household Income: \$145,830
- Median Sale Price: \$611,700

- Average Train Commute to Grand Central: 37
- Mean SAT Scores: 1767

# Mamaroneck

Dating back to the late 1600s, when a London merchant bought the secluded land at the estuary of the Mamaroneck River from Siwanoy Indians, Mamaroneck is today a vibrant town sprinkled with charming antique stores, culinary eateries and a scenic harbor that attracts both local and vacationing sunbathers in the summer. A popular home for commuting parents, who can reach mid-town Manhattan in less than 40 minutes via Metro-North, Mamaroneck is also the home to an excellent school system.

The town itself boasts roughly six miles of coastline, which opens up plenty of opportunity to enjoy the water for both locals and visitors. The beaches themselves are lined with marinas, yacht clubs, and shorefront parks, which are particularly beautiful in May when the hundreds of cherry trees that adorn the harbor's park are in their full and outstanding bloom.

## TOWN STATISTICS:

- Population: 19112
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 40
- Mean SAT Scores: 1767

# Mount Vernon

Mount Vernon is the city that borders just north of The Bronx, and is one of the largest cities in the state. As of the 2010 census it had a population of 67,292. Not only is the population large, but incredibly diverse as well. Mount Vernon houses over 98 different nationalities, and has the largest West African and West Indian populations in the county. A significant portion of the population is also Brazilian, with one in 10 people in Mount Vernon being from Brazil. In the past, Mount Vernon also had some major celebrities among its population, including P. Diddy, Denzel Washington, and Floyd Patterson.

Mount Vernon is split up into four major sections, which are Downtown,

Mount Vernon Heights, North Side, and South Side. Downtown and Mount Vernon Heights are both centers of shopping and commerce. South Side of Mount Vernon has a suburban feel, while the North Side is much more urban, similar to the borough it borders.

In recent years, Mount Vernon has transitioned from a small businesses city to a city of regional commerce. Between 2000 and 2006, the economy grew 20.5%. Mount Vernon now has a large commercial sector, which has helped boost fiscal growth for the county. Mount Vernon also hosts a handful of original events every year including the Ben Gordon Day, the Summer Breeze Concert Series, and the Arts on Third Street Festival, which is the largest arts and entertainment festival in Westchester County. The city is also known for having the largest library system and only athletic stadium in the county.

#### TOWN STATISTICS:

- Population: 67896
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 30
- Mean SAT Scores: 1767

## New Rochelle

Established by French Protestants from La Rochelle, France, in 1688, New Rochelle today stands as the seventh largest city in the state and the second largest city in Westchester. Just two miles from the Bronx and 25 miles from Manhattan, the city has been nicknamed “Queen City of the Sound,” after a poem written by James J. Montague in 1926 about the city’s 2.7 miles stretch of Long Island Sound shoreline. The downtown area, which used to be the home of densely developed industrial buildings, today consists of large condominiums, high-rises, shopping malls, housing complexes, a medical center and both Iona and Monroe College.

The city is also the home of various historical sites, such as the Execution Rocks Lighthouse, the Thomas Paine Historical Site, and the Leland Castle. More modern points of interest include the Wykagyl Country Club, the 105-acre Glen Island Park and New Roc City, an entertainment complex where a 19-screen movie theater, an IMAX theater, an ice hockey arena, a mini-golf course and a go-kart track is located.

New Rochelle has been repeatedly referenced in popular culture throughout the years and movies such as Dr. Jekyll and Mr. Hyde (1931), Burn After Reading, Goodfellas and Starting Over has been shot here.

#### TOWN STATISTICS:

- Population: 78388
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 35
- Mean SAT Scores: 1767

## Pelham

Divided into two villages—Pelham and Pelham Manor—Pelham is situated as close to the Bronx as you can be while still being in Westchester and the town has, as a result, somewhat of a citified feel, with a main street that is fittingly named Fifth Avenue. Adorned with a dense downtown area, residents are able to reach most parts of the town by foot, which is not necessarily common in other towns in the county.

In addition to its citified feeling, this town of roughly 7,000 residents is thoroughly involved with the arts, featuring local art exhibitory venues such as the Pelham Art Center and the Picture House Regional Film Center. A wide variety of athletics are also represented in Pelham at the prominent New York Athletic Private Club, which offers its members anything from tennis to yachting.

#### TOWN STATISTICS:

- Population: 6966
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 32
- Mean SAT Scores: 1767

## Rye

With roughly 15,000 residents, Rye is commonly referred to as one of Westchester's smallest yet finest cities. With a long stretch of picturesque

Long Island Sound beachfront, a refurbished colonial-style downtown district complete with upscale fashion boutiques, galleries, gift shops and its own exclusive “Restaurant Row,” Rye certainly lives up to its own reputation. Predominantly populated by upper-middle class families, Rye stands out as a tranquil yet vibrantly family-oriented city with astonishing houses—some of the county’s most luxurious—and spectacularly scenic views all around. Public interest points include the almost century-old Rye Playland amusement park with its contemporaneous, old-fashioned boardwalk, which has been referenced in both movies and music videos over the years. In addition to Playland, the city features its own public Oakland Beach and Rye Golf Club, the latter being equally as extravagant as the cities large share of private counterparts – but at a much more affordable price range.

#### TOWN STATISTICS:

- Population: 15868
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 44
- Mean SAT Scores: 1767

## Rye Brook

With less than 10,000 inhabitants in its three-and-a-half mile radius, Rye Brook is principally known as a bedroom community quintessential for families and suburban family life. Recognized for its exceptional private schools, life in Rye Brook is focused on the kids, their activities, and the schools that they attend.

Colonials and split-level villas align the tidy canapé streets, which attract swarms of kids on bikes and active teenagers with basketballs as well as power-walkers and joggers. Although a downtown area does not exist, three major shopping centers, one of which being the fashion-centric Rye Ridge Shopping Center, act as neighborly congregation centers.

In addition to the thoroughly manicured lawns that line the quiet neighborhood streets, Rye Brook offers several beautiful parks; the most picturesque being the 35-acre Crawford Park, which features ball fields, tennis courts, a playground and the rentable and remarkable Crawford Mansion. The town is also home to the private Blind Brook Country Club, a

Hilton Hotel and the extensive Doral Arrowwood Resort and Conference Center, which features a public nine-hole golf course.

#### TOWN STATISTICS:

- Population: 9450
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 47
- Mean SAT Scores: 1767

## Scarsdale

Beyond being Westchester's wealthiest town, Scarsdale can also pride itself with being the county's most educated (at least according to standardized tests) as Scarsdale's student average on the SATs is the highest in Westchester (1916 out of 2400). As a result of being the county's wealthiest town it does not come as a surprise that its Tudor-style downtown area is jam-packed with fashionable boutiques, upscale shops and pricey restaurants for the extravagant gourmand. Among many other points of interest, Zachys stands out as a nationally recognized wine emporium, attracting wine connoisseurs from across the world since 1944.

In addition to its exclusive downtown area, even more exclusive homes surround this town of roughly 20,000 residents. The massive estates that lay on the outskirts of Scarsdale house some of the most affluent people in the state and publicly notable natives include Rob Reiner, Linda McCartney and Liza Minnelli.

#### TOWN STATISTICS:

- Population: 17471
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 38
- Mean SAT Scores: 1767

## Tuckahoe

Often referred to as the best kept secret in Westchester, this quaint village packs two train stations, a vibrant Village square, and a charming Main Street into less than one square mile. Restaurants like Growlers and Mambo64 serve up casual cuisine to locals and visitors alike. Annual Columbus Day parades and July 4th firework extravaganzas add to the village's small town vibe, as well as weekly farmer's markets and an old fashioned trolley that rides around town. Only a 33-minute express ride from Manhattan, Tuckahoe is "tuck"ed away in a quintessential suburb while still conveniently located to the big city. Originally a 1800s Marble Quarry Mining Town, this small village has grown into a diverse, family-oriented community.

#### TOWN STATISTICS:

- Population: 6557
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 37
- Mean SAT Scores: 1767

## White Plains

Located about 30 minutes from Manhattan, White Plains is a commercial center where city and suburb meet. White Plains packs golf courses and 40-story buildings in the same town, corporate hubs and secluded side streets all within a 10-mile radius. The city is easily accessible by numerous highways, as well as a Metro-North Train Station.

The downtown serves as a destination retail center and is home to two major malls, The Westchester Mall and The Galleria, as well as a free-standing Bloomingdale's, and several smaller shopping complexes. The City Center is exactly that, a vast development featuring a movie theater, restaurants and apartment complexes in the heart of the downtown district. The newly added Renaissance Square, which features a luxury Ritz-Carlton Hotel and 400 condominium units, has upped the demand and cost of living in the surrounding areas.

An array of bars, pubs and night clubs are all within walking district and have helped shape the city's night life, attracting people from all over Westchester, Connecticut and even Manhattan. A short drive down Mamaroneck Avenue takes you out of the urban center and into suburban neighborhoods.

The city has an impressive public school district, known for its academics, diverse student population and athletics. Evening football at the state-of-the-art football field or hockey games at Ebersole ice rink bring fans together of all different ages.

#### TOWN STATISTICS:

- Population: 57403
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 40
- Mean SAT Scores: 1767

## Yonkers

As Westchester County's largest city, Yonkers boasts a population of nearly 200,000 people. The city is home to a diverse mix of ethnic and racial backgrounds living in the urbanized downtown and wooded suburban neighborhoods. The ongoing revitalization campaign has resulted in the development of the scenic Yonkers Downtown Waterfront district, luxury lofts, four-star restaurants, and impressive public library among others. There is a little something for everyone in Yonkers, whether it's shopping at Ridge Hill or newly-renovated Cross County Shopping Center, entertainment at the popular Empire City Casino, or cultural amenities like the Hudson River Museum. Residents are also able to enjoy some of the best-rated schools in the region, top-ranked medical care, and a variety of beautiful public parks. Sometimes referred to as the "Sixth Borough," Yonkers often serves as a gateway to New York City. As a result, Yonkers has often attracted filmmakers earning it location credits in productions like *A Beautiful Mind*, *Zoolander*, and *The Sopranos*.

#### TOWN STATISTICS:

- Population: 198,449
- Median Household Income: \$145,830
- Median Sale Price: \$611,700
- Average Train Commute to Grand Central: 37
- Mean SAT Scores: 1767