

The Journal News

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Lewisboro estate latest for auction: Mansion with 2 pools sits on 6.5 acres

LEWISBORO — Another jaw-dropping mansion will be auctioned off this month in Westchester this one as part of a bankruptcy proceeding.

The county's fourth event of this kind over the past year, the house ups the ante having previously been on the market for more than \$6 million. The owner's financial troubles though mean the house could go for far less.

The estate, located at 25 Conant Valley Road in Lewisboro with a Pound Ridge ZIP code, covers 6.5 sprawling acres of prime real estate near the Greenwich, Conn., border, and the home itself is loaded with luxurious amenities including indoor and outdoor pools and two separate, four-car garages. There's a single-car garage on the property as well, so theoretically one could keep nine cars covered at the house if they were so inclined.

The 14,000-square-foot house boasts a chef's kitchen, floor-to-ceiling windows and wrap-around balconies.

It also comes with a spa that includes flame shooters and decorative waterfalls as well as a wet bar, fitness center, sauna and retractable roof.

Outside, the heavily landscaped grounds feature a children's playground, stone terrace, walking trails and personal hunting grounds.

"This estate blends expansive and tranquil grounds with a modern home designed to entertain and amenities one would expect in a trophy residence," said Jeff Hubbard, president of Madison Hawk, the company hired to market the auction. "The auction represents a unique opportunity to purchase a high-caliber property in a sought-after location at a value price."

That "value" price, though, is something of a mystery.

Unlike the last few local mansion auctions, which were held in Purchase and Chappaqua with opening minimum bids around \$1 million, this Lewisboro auction won't have a minimum bid. The property could sell for as low or as high as the market bears on that particular day in that particular room.

There is a suggested opening bid of \$1 million, but it's entirely optional, Hubbard said.

"It's guaranteed to be sold at any price," he said.

All that's required to get into the auction room at the Crown Plaza Hotel in White Plains is a \$100,000 certified check.

The rules for this auction are relatively loose because the owner, Carl Capezza, has less control than a typical seller. The bank has a lien on the property going back to 2006, around the time when Capezza failed to get \$6 million for it, according to records filed with the Westchester County Clerk's Office.

This auction is being directed by U.S. Bankruptcy Court, and the winning bidder will get the property free and clear of all liens.

Interested in a mansion?

The estate at 25 Conant Valley Road in Lewisboro will be auctioned off as part of a bankruptcy proceeding on Aug. 22 at the Crown Point hotel in White Plains. Here are the key numbers:

- Suggested opening bid: \$1 million
- Certified check: \$100,000

Open houses will be held from noon to 3 p.m. on Saturdays and Sundays until the auction, Aug. 11, 12, 18 and 19. A special evening open house will be held Aug. 7 from 6 to 8 p.m.

For more information on the auction, visit

<http://www.madisonhawk.com/auctions/westchester/>



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—This 6.5-acre property has two pools — one indoor and out outdoor. | Photos by Cann Communications