

\$5,395,000 - 45 Forest Avenue, Rye

MLS® #865812

\$5,395,000

6 Bedroom, 7.00 Bathroom, 6,188 sqft

Residential on 1.09 Acres

N/A, Rye, NY

This iconic Georgian Brick Colonial set on over one acre, tucked behind a tree-lined drive off Forest Avenue in Rye, NY, offers a rare blend of timeless architecture and resort-style living. A private recreational haven awaits: a beautiful tennis/sport court, a sun-drenched newly renovated pool, spa, a charming cabana with a kitchenette and two full bathrooms offer all the ease of a luxury club, right at home. Imagine relaxing summer days with coffee on the deck, followed by a set of tennis, and ending on a pool float with a cold beverage. This distinguished home sits on beautifully landscaped grounds that feel far from it all, yet only minutes from the quaint downtown of Rye, great restaurants, boutique shops, top-rated schools and express trains into NYC. Verdant lawns, towering trees, and a canopy of green provide serenity. Extensively landscaped with ornamental trees, such as Bradford pears, weeping cherry, as well as rhododendrons, azaleas, peonies, hydrangea, and perennial flowers throughout. Thirty green giant arborvitae trees offer additional privacy. Such gardens can take decades to curate and cultivate. A gate at the rear of the property allows you to join the fun neighborhood events that take place on Drake Smith Lane, a double cul-de-sac. It is the best of both worlds: private estate living and a neighborhood to enjoy. Inside, the interiors unfold with classic detail and generous proportions. A rounded, grand entry foyer with views straight through the home to the backyard leads to bright and



beautifully scaled living spaces. The large, classic living room is warm and inviting with a wood-burning fireplace. The paneled library also has a wood-burning fireplace made of marble and is rich with character. A large dining room with a walk-in wet bar updated in 2025 is ideal for entertaining. Originally built in 1930, the home was later expanded to add a family room adjacent to the kitchen for a more modern lifestyle. A deck was also added with a natural gas line for the BBQ, and a light-filled sunroom was built, which leads to the backyard. The family room has a wine refrigerator and built-in cabinetry. The kitchen has an eat-in area, a Thermador 6-burner range with a grilling surface, a Sub-Zero refrigerator, an additional under-counter Sub-Zero crisper, two sinks, and a Bosch dishwasher. A Butler's™ pantry with beautiful wood countertops and a large sink made of zinc complements the kitchen. Upstairs, the primary bedroom has two walk-in closets with views of the pool, tennis court, and side garden. The primary bedroom connects to a separate sitting room with French doors with a view of the entire backyard. Across the hall is a dressing room with a walk-in closet, a storage closet, and a stackable washer and dryer. This room would also be ideal as a Nursery or an office. The primary bathroom contains an oversized jacuzzi bathtub, a steam shower, and a bidet. Two additional en-suite bedrooms with walk-in closets complete the second floor. The top level features a full gym, three additional bedrooms, and a full bathroom. The finished lower level with windows offers a wine storage room, expansive recreation space, a large laundry room, a half bath, meticulously maintained mechanical rooms, and access to a 2-car garage. The architectural details of this home have been preserved, including beautiful oak floors, a gently curving staircase, leaded glass, brass registers, beautiful hardware, high

ceilings, and more. The home has been meticulously maintained. The cedar shingle roof was redone in 2019. Located close to town, the train station, highly rated Midland School, Rye High and Rye Middle School, Nursery schools, the Rye YMCA, the Rye Arts Center, the Rye Nature Center, and the Rye Recreation Center. Enjoy all that Rye has to offer: Parks, the Beach, the Marina, many beach, golf and yacht clubs, as well as many restaurants. Rye, New York, is just 35 minutes from Manhattan.

Built in 1930

Essential Information

MLS® #	865812
Price	\$5,395,000
Sold Price	\$4,917,000
Date Sold	September 8th, 2025
Bedrooms	6
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	6,188
Acres	1.09
Taxes	\$64,116
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed

Community Information

Address	45 Forest Avenue
Subdivision	N/A
City	Rye
County	Westchester County
State	NY

Zip Code	10580
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Amenities

Utilities	Trash Collection Public
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Parking	Driveway, Garage
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# of Garages	2
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Has Pool	Yes
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Pool	In Ground
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Interior

Interior	Wood
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Interior Features	Eat-in Kitchen, Entrance Foyer, Formal Dining, High Ceilings, Kitchen Island, Open Kitchen, Pantry, Wet Bar
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Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Freezer, Gas Oven, Gas Range, Microwave, Refrigerator, Washer, Gas Water Heater, Wine Refrigerator
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Heating	Hot Water, Natural Gas, Steam
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Cooling	Central Air
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Has Basement	Yes
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Basement	See Remarks
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Wood Burning
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Exterior

Exterior Features	Gas Grill, Tennis Court(s)
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Exterior	Brick, Frame
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School Information

District	Rye City
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Elementary	Midland
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Middle	Rye Middle School
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High	Rye High School
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Additional Information

Date Listed	May 27th, 2025
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Days on Market	19
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Levels	Three Or More
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Listing Details

Listing Courtesy of

Compass Greater NY, LLC

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Listing information last updated on November 4th, 2025 at 12:45am EST