

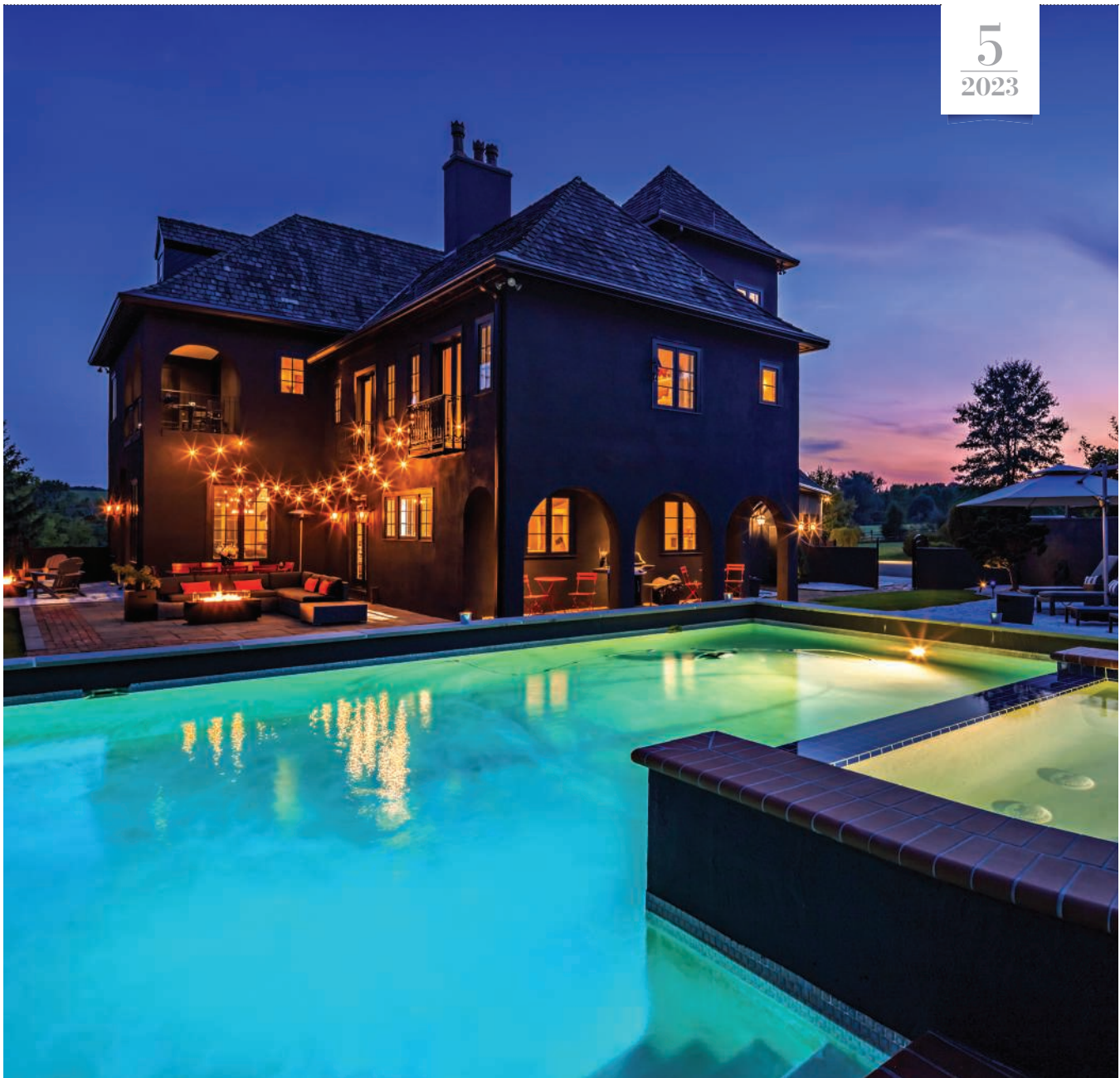
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HOMES

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INSIDE THIS ISSUE: *Summer Living*

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Old World
Villa

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ON THE COVER:

*Old World Villa –
Bucks County, Pa.*

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Set on three private acres, with views over Cooks Creek, this stunning villa is one of the finest properties in Bucks County. A rare blend of 19th-century touches and outstanding modern luxuries make this sophisticated home a country retreat you will cherish. Here, European architecture is married to classic Pennsylvania environs by the renowned architect John Franklin. Double arched doors mark the entryway that opens to the foyer and great room, while the adjacent kitchen is a cook's dream, equipped with a gas AGA range, limestone counters and abundant prep space. The upper floors offer a luxurious primary suite with private office, along with five other bedrooms including two suites, two full baths and flex spaces. Outside amenities include a three-car garage, flagstone patio, gravel conversation area, covered brick loggia and heated in-ground pool with attached spa.



Summer Living

From Gramercy to the Upper West Side, and the Hamptons to Connecticut, high-end home buyers have a range of appealing options to choose from in and around the city.

123 East 35th Street, Murray Hill

With 12 bathrooms and 12 bedrooms, the 33-foot-wide turn-of-the-century mansion is one of the largest single-family homes in the city. At 19 rooms and 11,638-square-feet, the brick and limestone landmark was designed by Hoppin & Koen, the architects for the Franklin Delano Roosevelt estate in Hyde Park, for James F. D. Lanier, the financier who made his fortune funding the inventions of Thomas Edison. Remarkably, the property is now being sold by only the second owner to live there, who went to great lengths to keep it in mint condition, including matching the original plaster used decades ago for authentic repairs.

On the market for \$33 million, the Beaux-Arts home, listed on the National Register of Historic Places since 1982, features an ornate gallery, adorned with classical statuary, carved-stone basins and urns, that leads guests into a reception room for cocktails and hors d'oeuvres, and then onto the grand formal

dining room, which seats 16 under a monumental rock-crystal chandelier. "When you walk into the house, it is like walking into a carefully preserved piece of history from 1901 — almost like a Gilded Age time warp," said Edward Joseph, sales agent with Christie's International Real Estate. "A house manager currently lives there full time, with a cook and two maintenance people who watch the house literally 24 hours a day. They take care of everything."

635 Park Avenue, 8th Floor, Upper East Side

The sprawling 12-room, full-floor residence with a private elevator landing on the eighth floor of the premier white glove, full-service prewar Park Avenue co-op on the southeast corner of East 66th Street is on the market for \$10,499,000. The space was artfully designed by architect J.E.R. Carpenter in 1912 and ranked as one of the best-in-class buildings by architecture critic



Paul Goldberger in his roster of New York's finest residences. Carpenter was renowned for his well-planned and gracious layouts of remarkable proportions, which here, at approximately 4,500 square feet, include five bedrooms and four-and-a-half bathrooms, four wood-burning fireplaces, a 30-foot corner living room that opens through double doors to a 24-foot dining room and an 18-foot library. The primary bedroom is more than 19 feet, and the 25-foot eat-in windowed kitchen has a separate windowed breakfast room.

The elegant circular entrance gallery, a Carpenter trademark, opens to the entertaining rooms and a powder room. The living room, library, primary corner bedroom and bedroom/sitting room all overlook Park Avenue. "What makes Carpenter buildings stand out is the drama — the scale of the rooms is enormous, with oversize windows, and the ceilings are more than 10 feet in height," said Marilyn Wexler, associate broker with Berkshire Hathaway HomeServices. "The allure of the grand old Park Avenue prewar apartments is something you cannot replicate."

308 East 15th Street, Parlor, Gramercy

When two historic Italianate prewar brownstones were combined to create a rare Gramercy condominium directly facing Stuyvesant Park in the 1990s, it created a single magnificent double-parlor simplex apartment spanning nearly 2,715 square feet, with three bedrooms, three full and one partial bathroom (one of which is a Japanese-style spa), two wood-burning fireplaces, a library which could serve as an

OPPOSITE: 123 East 35th Street, Murray Hill

ABOVE: 635 Park Avenue 8th floor, Upper East Side

BELOW: 308 East 15th Street, Parlor, Gramercy



Photo: Brown Harris Stevens



ABOVE: 650 West End Avenue, Residence 10B, Upper West Side

BELOW: 469 Henry Street, Cobble Hill

OPPOSITE: 25 Ridge Road, Bronxville

office or a fourth bedroom, and with an additional 741 square feet of outdoor space spread among two private terraces on the same level in the back. Designed by Roger Hirsch of Hirsch|Corti architects with 13-foot ceilings and a 28-foot-deep great room, the combination offers 31-and-a-half feet of park frontage. The four massive floor-to-ceiling, double encased 36-inch-wide windows were recently added, and the apartment is now a smart home wired for sound. A recent renovation also brought new lighting, refinished floors and new cabinetry.

The combo is listing for \$4,750,000. "Historic condos that are remodeled to this degree are rare, especially in this area," said Raymond Keller, associate broker with Brown Harris Stevens. "It feels like living in your own brownstone, with a stoop out front, but here you are all on one floor, with views of a beautiful park through the oversized new windows. The neighborhood association, which includes Stuyvesant Park and the historic blocks in Gramercy, is one of the best in the city and they do an amazing job keeping the park and residential areas beautiful."

650 West End Avenue, Residence 10B, Upper West Side

An elegant and totally renovated Classic Seven at the northwest corner of 92nd Street and West End Avenue, a block from Riverside Park to the west and four blocks from Central Park to the east, offers a completely reimagined layout with 10-foot ceilings and three proper bedrooms. Originally designed by renowned architects Schwartz & Gross in 1917 in the heart of an architecturally rich neighborhood, the full-service prewar building was one of the first condo



Photo: Brown Harris Stevens



conversions on the Upper West Side, with 10B later undergoing its own soup-to-nuts renovation in 2008.

The list price is \$3,825,000 million. “They took walls down, created closets and a library with built-ins, eliminated the maid’s room and expanded the third bathroom with a big western-facing window,” explained Louise Phillips Forbes, associate broker with Brown Harris Stevens. “The heart of the home is now the huge eat-in kitchen, truly designed for chefs, with a breakfast banquette as well as a floating island — it is almost like living in the suburbs. When you come into the entrance foyer, you now have three closets, with a giant deep coat closet — even the banquette in the kitchen has storage beneath it. The buyer here will appreciate that this is a spacious and thoughtfully conceived condo that has been completely redone for modern living.”

469 Henry Street, Cobble Hill

Located in Brooklyn’s fashionable Cobble Hill Historic District between Kane and Degraw Streets, 469 Henry is a fully updated 22-foot-wide brick town house, built in 1850 and now on the market for \$11 million, with a new three-story extension in the back that takes advantage of the extra-long 125-foot lot. The renovation, completed in 2020, created more than 5,100 square feet of living space spread across four floors, with an additional 1,360-square-foot finished basement with workout, play and storage areas, and 2,000 square feet of outdoor space. Other updated areas include: six bedrooms, four-and-a-half bathrooms, three wood-burning fireplaces, all new mechanicals, multizone HVAC and radiant heat bathrooms, a dining room with dumbwaiter to the 1,200-square-foot kitchen, a full

staircase to the roof and steel casement windows with views of the garden, outdoor playhouse and koi pond.

“The lot is so deep, it allowed for a major three-story, 18-foot extension to be built — that is like adding a house,” said Joan Goldberg, associate broker with Brown Harris Stevens. “And it is a tall house, with high ceilings on the parlor and second floor. The garden level, which is a great living space, also has a high ceiling, with a sunken area with a built-in couch all the way around, and a huge double-height kitchen that opens out to the garden. The East-west exposures gives you great light, and the light from the skylight over the staircase floods the house. There is even a skylight in the huge dressing room in the large primary suite on the top floor, with a terrace and a kitchenette up there.”

25 Ridge Road, Bronxville

Overlooking the town below, 25 Ridge Road is a classic center hall colonial located in one of Bronxville’s premier estate locations. The five-bedroom, five-bathroom, 4,703-square-foot home, built in 1922, offers a host of recent improvements, including a primary suite with a gas fireplace, Waterworks bathroom with radiant heat, separate office and a large walk-in closet with a changing room. The gut renovated third-floor bathroom has its own laundry room, and the renovated kitchen, with new stairs to the second-floor family room, has a pantry, Caesarstone countertops, stainless-steel Wolf range and commercial hood, Sub-Zero refrigerator and two Miele dishwashers. The owners also added new Marvin windows, sliding doors and a new roof and a den with wood-burning fireplace, along with all new



mechanicals and seven zones of whole-house music.

The asking price of \$3,595,000 includes an 818-square-foot finished walk-out lower level, not included in the total square footage, now outfitted with radiant heat under the tile floor, with a full bathroom, second laundry room and a glassed-in, temperature-controlled wine cave. “The renovation is the main attraction — but it still has the original charm,” said Andrew Korb, sales agent with Houlihan Lawrence. “Single-family homes in Bronxville are particularly appealing because none of the properties here are isolated, as some properties can be in other parts of Westchester — it is a one-square-mile walking village, with no school buses, and you don’t need a car to get around for most things.”

40 Hampton Road, Scarsdale

A resort-style home located in the heart of Scarsdale, 40 Hampton Road, on the market for \$7,699,000, is a recently built six-bedroom, nine-bathroom, 9,911-square-foot stylish property. Completed in 2016 on an oversize lot for the area, the property offers all the latest features, including new gunite pool, Savant home integration technology to control the home’s lighting, audio/visual, security automatic shades, geothermal heating and cooling and the full-house generator. The first floor is all glass in the back, with 10-foot ceilings, and all the communal rooms — the kitchen and breakfast room, family room, living room, dining room and the music room — access the outdoors. The lower level has two entrances from the outdoors, with 10-and-a-half foot ceilings, fitness room, temperature-controlled 900-bottle wine room, two-stairway access, wet room with sauna, recreation area with

a billiards table, full bathroom and a guest bedroom.

A special outdoor bonus is the elaborate tree house, built by the builder as a gift — with steps and built-in WiFi. “The layouts are open, with open kitchen to the family room giving you access to the outdoor kitchen — the type of modern layout so many buyers are looking for to cook and entertain, and then have the patio and pool right there for indoor/outdoor living,” said Angela Retelny, associate broker with Compass. “Smart, well-planned homes like this are superconvenient.”

15 Church Street, Penthouse 404, Sag Harbor

The Watchcase Factory operated for almost a century two blocks from the Hamptons’ only deep-water port in Sag Harbor until it was converted to high-end condominiums a decade ago. The amenity-rich lifestyle it offers Hamptons buyers — with a year-round saltwater pool, fitness facilities, attended lobby with concierge services, yoga studio, locker rooms with sauna, message room, events lounge with a catering kitchen and a bar with a massive two-sided fireplace and indoor parking — has been popular ever since. Penthouse 404 is one of the largest units in the 63-residence complex, with 2,000 square feet of interior space and 1,532 square feet of private rooftop terrace with an outdoor kitchen and fire pit, offering full-on views that stretch across the marina and Long Island Sound to Connecticut.

Listing for \$7.5 million, the residence enjoys relatively low monthly common charges of \$2,619, with annual taxes of \$8,464. Owners can expect to fetch north of \$200,000 if they choose to rent it out for two



Photo: Lis Glasgow

summer months, said Jack Pearson, associate broker with Compass. “The exposed brick walls, Georgian pine beams and 12-foot-ceiling are still there, but with all the modern conveniences that Hamptons buyers expect,” he said. “It has a SoHo industrial feel that a lot of New Yorkers crave — with a maintenance-free condo lifestyle one block from Main Street.”

38 Locust Road, Greenwich, Conn.

A gated-property situated on a level four acres across the street from the Tamarack Country Club, 38 Locust Road is a five-bedroom, six-bathroom, 5,966-square-foot Georgian colonial located in an ideal back-country location around an hour’s drive to New York City. The owners recently added an elaborate heated and air-conditioned pool house to resemble the main house, with a kitchen, full steam shower and surround sound television flanking the oversize 20- by 50-foot pool, with a lovely Amish-constructed gazebo at the other end. All the rooms in the back of the house, including the formal dining room, family room and formal living room, have double French doors that open to the patio and pool.

The home is on the market for \$5,950,000. “The house is really about the outdoors and entertaining: You can have a party in the gazebo, overlooking the pool, and watch sports in the pool house,” said Catherine Aaron, sales executive with Berkshire Hathaway HomeServices. “The land behind the pool is a huge flat lawn, and they use it as a soccer pitch, with trees beyond for privacy. You could easily turn the flat piece of land into a sports or tennis court, with room to spare.” ■

OPPOSITE: 40 Hampton Road, Scarsdale

ABOVE: 15 Church Street, Penthouse 404, Sag Harbor

BELOW: 38 Locust Road, Greenwich



Photo: Realty Plans