

The New York Times

# HOMES

A SPECIAL ADVERTISING SUPPLEMENT TO THE NEW YORK TIMES

INSIDE THIS ISSUE: *Elite Homes in Manhattan and Greenwich, Connecticut*



11  
2023

Belle Terre

*Saucon Valley Estate*

Nancy W. Ahlum, (610) 360-7224 | [ahlum@aol.com](mailto:ahlum@aol.com)

Carol C. Dorey Real Estate, Inc., (610) 346-8800

[info@doreyrealestate.com](mailto:info@doreyrealestate.com) | [doreyrealestate.com](http://doreyrealestate.com)

Visit New York Times  
Real Estate at  
[nytimes.com/realestate](http://nytimes.com/realestate)

# The New York Times

# HOMES



**PHOTOS (COVER AND ABOVE):** A porte cochère and private chauffeur courtyard lead to the barn with garaging, recreation space and caretaker's quarters at this stunning Saucon Valley Estate.

## ADVERTISING INFORMATION

*For advertising information on future issues, contact:*

**John Oros, Head of Industry**  
john.oros@nytimes.com

**Brad Kolodny, Client Lead**  
bkolodny@nytimes.com

**Carter Montgomery, Client Service Representative**  
carter.montgomery@nytimes.com



**EQUAL HOUSING OPPORTUNITY** All real estate advertised herein is subject to the Fair Housing Act of 1968, which prohibits any advertisement for housing "that indicates any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination." The New York Times will not knowingly accept any advertising for real estate that indicates any such preference, limitation or discrimination. The law requires that all dwellings advertised be available on an equal opportunity basis.

This special advertising feature is sponsored by participating advertisers. The material was prepared by T Brand Studio and did not involve the news or editorial staffs of The New York Times.  
©2023 The New York Times

PAGE 10 *Elite Homes in Manhattan and Greenwich, Connecticut*

ON THE COVER:

## *Saucon Valley Estate*

*Saucon Valley, Pennsylvania*

*Nancy W. Ahlum, (610) 360-7224 | ahlum@aol.com*

*Carol C. Dorey Real Estate, Inc., (610) 346-8800*

*info@doreyrealestate.com | doreyrealestate.com*

Flawlessly blending Old World craftsmanship with every modern convenience, this 1939 stone manor home is centered amid 22 acres and boasts over 14,800 in total square footage. Its Bethlehem Steel executive legacy is just one part of its impressive provenance. The gracious interior spaces are detailed with spectacular millwork, seven fireplaces, two-story library, theater, elevator and year-round lap pool. The property includes 8,000 square feet of stone verandahs overlooking a spectacular in-ground pool with infinity waterfall, grotto, circular slide and spa — all surrounded by stone walls, immaculate gardens, two outdoor barbecues and stunningly private vistas. Adjacent is a tennis court and a handsome reproduction Bucks County stone cottage, designed as the pool house. A guest apartment, greenhouse, 10-car garaging and a 31' x 61' barn are just a few of the additional luxuries. This sophisticated Saucon Valley estate is a golf cart ride away from the Saucon Valley Country Club Weyhill Golf Course and 90 minutes to N.Y.C. Offered for \$6,950,000



Photo: Adeola Alao

# Elite Homes in Manhattan and Greenwich, Conn.

*From Greenwich Village to Greenwich, Conn., and from Manhattan's Upper East and Upper West Sides to TriBeCa, the metropolitan area's finest homes on the market this month include classic and fully renovated townhomes, including one lived in by musician and filmmaker David Byrne, a sprawling condo home with river views owned by music mogul Clive Davis, and a country estate perfected by Tommy Hilfiger.*

## 109 Waverly Place, Greenwich Village

The contemporary, 25-foot-wide Greek Revival townhouse just off Washington Square Park between MacDougal and Sixth Avenue in the heart of the Village, designed by architect Wayne Turett, now includes two wish list priorities: a state-of-the-art elevator and a glass-enclosed skylit swimming pool. Turett's design also includes a home gym with a steam room, a temperature-controlled wine cellar and a garden with an outdoor kitchen, with heated floors throughout all six floors, and a roof deck with a skylit staircase and Chrysler Building views.

The six-bedroom, 8,300-square-foot home, recently reduced in price to \$19,995,000, was originally built in

1900, and has been featured on the cover of Interior Design magazine. "We are the only townhouse available in Greenwich Village that is both fully renovated and 25 feet wide, which is the gold standard for townhouses," said Rachel Glazer, associate broker with Compass. "The wider it is, the more flexibility you have with the layout, with spacious bedrooms and broad common spaces — and the easier it is to furnish. The back is all glass, and the skylight on the roof brings even more light to the core. The size is on the scale of a very large suburban home — it is like living in a compound in Greenwich Village, with a yard and a pool, and a large elevator to access it all easily."



Photo: Brown Harris Stevens

## 50 West 12th Street, Greenwich Village

Formerly owned by Rock and Roll Hall of Fame musician David Byrne and currently owned by a renowned artist in what is considered the Gold Coast of Greenwich Village between Fifth and Sixth Avenues, the 21-foot-wide Anglo-Italianate style five-story single-family townhouse, built in 1854 and listing for \$15,500,000, offers more than 5,000 square feet of interior space and a landscaped south-facing garden anchored by a 90-foot London plane tree and its elaborate cedar treehouse. The elegantly curved staircase with statue niches leads to the parlor floor with 14-foot ceilings, plaster crown moldings, two working fireplaces, with a skylit Parisian style artist's studio with 18-foot ceilings, additional working fireplace and a kitchenette on the fourth floor. The roof deck above, with water and electric outlets, affords open views of the surrounding historic district.

"The square-footage does not include the English basement, so it is closer to 6,000 square feet of interior square feet, with a rooftop deck, garden and a treehouse designed by an architect and approved by Landmarks for kids in the back yard — or you could use it as a mediation space or writer's aerie," said Richard Orenstein, associate broker with Brown Harris Stevens. "The elevator connects four floors, and the English basement, under the stoop, can serve as a studio apartment or guest suite, with its own kitchen and separate washer/dryer and an entrance to the patio. The back of the house is laden with wisteria in the spring — and the entire home captures the essence of living in the Village: quirky, but with character and original detailing intact — and with the church bells ringing at noon.

**OPPOSITE:** 109 Waverly Place, Greenwich Village

**ABOVE:** 50 West 12th Street, Greenwich Village

This is Gold Coast Greenwich Village just off lower Fifth Avenue, which is different from West Village — many of the intellectuals of the day lived on lower Fifth, at a time when the West Village, with Federal style houses, was not considered as chic."

## 141-143 East 63rd Street, Upper East Side

The reconstruction and combination of twin townhouses, one commercial and residential, is on track to create a 25-foot-wide mansion three blocks from Central Park. The construction team, led by architecture and design firm DHD, estimates that the project is 12 to 16 months from completion, with a planned eight bedrooms and 10 bathrooms. The current plans call for a large open kitchen on the garden floor, with sliding glass doors to the patio/garden, with room for an in-ground heated pool and a glass curtain wall in the back. There is also room for four bedrooms on the third floor, with an enormous primary suite on the fourth floor, a lounge with wet bar a gym and a south-facing terrace with outdoor gas fireplace above that, with a rooftop terrace on top.

"We are selling it to someone who is willing to finish the renovation, with a construction manager already in place, and all the permits already secured," said Ian



Photo: Gaeil George

**ABOVE:** 80 Riverside Boulevard, 6BL, Upper West Side

**BELOW:** 141-143 East 63rd Street, Upper East Side

**OPPOSITE:** 37 Warren Street, Apartment #PHA, TriBeCa

Slater, associate broker with Compass. “Someone can come in and customize and change it, or just finish the work that has already been started. The price was just lowered to \$10,750,000 — and already \$20 million has been spent on the combination. In my view, the buyer will have to spend less than \$15 million to purchase and then finish the renovation and combination. When this home is finished, it should be worth around \$25 million.”

### 80 Riverside Boulevard, 6BL, Upper West Side

Considered one of the finest residences in The Rushmore, the Costas Kondylis-designed 43-story “lifestyle” tower completed in 2007 overlooking the Hudson, the combination residence, owned by music mogul Clive Davis and on the market for \$6,285,000, enjoys 66-linear-feet of frontage over the river, with a total of 4,375 square feet of living space, with six bedrooms and six full Waterworks bathrooms on the sixth floor. The views stretch north past the George Washington Bridge, with a massive gourmet island kitchen off the dining room and two of everything: two stoves, two ovens, two refrigerators, two sinks and two microwaves — ideal for entertaining. The large home office is a part of the primary suite, with any of the other six bedrooms doubling as work spaces as needed.

The long list of building amenities include 24-hour doorman, concierge service, indoor swimming pool, playroom, large fitness center with locker and steam room, common rooftop terrace, movie theater, party room with kitchenette, a billiards room, valet laundry, maid services, a bicycle room, dog washroom, an indoor parking garage, and a large laundry room (although this apartment has two laundry rooms of its



Photo: Tim Waltman/Evan Joseph Studios



Photo: Brown Harris Stevens

own). “The kitchen is four times larger than the other kitchens in the building,” said Gina Sabio, associate broker with Christie’s International Real Estate. “It is a lifestyle building to begin with, and even better for the post-Covid lifestyle, where people spend more time working at home.”

### 37 Warren Street, Apartment #PHA, TriBeCa

The penthouse comprising the entire 11th floor of the boutique Warren Lofts offers a private 625-square-foot rooftop terrace with panoramic — and rare for TriBeCa — four-exposure city and river views, including One World Trade Center, the Woolworth Building and the Chrysler Building. The private elevator opens to a 50-foot great room, with a spacious chef’s kitchen featuring a Viking six-burner vented stove, oversized Sub-Zero refrigerator with three freezers, a 132-bottle wine refrigerator and two Miele dishwashers, with an adjacent windowed den with a gas fireplace. The primary bedroom comes with three large closets, free-standing cast-iron soaking tub and a steam shower, with a host of smart home conveniences throughout. The 18-residence condominium, located between West Broadway and Church Street, has a green wall lobby, and also offers a gym, playroom, private storage and cold storage for food deliveries.

The asking price for the three-bedroom, four-bathroom, 2,899-interior-square-foot penthouse, with nine-foot-three-inch ceilings, is \$6,795,000. “The outdoor space on the roof is private, enormous and offers views everywhere — the current owner hosted a wedding up there,” said Emma Kerins, associate broker with Brown Harris Stevens. “Outdoor space like this has always

been popular, but particularly now. TriBeCa often does not have great views, and you often find yourself looking across at another cast-iron building — but in this case, they built on top of the existing structure, so you get the very hard-to-come-by views here. Many people prefer smaller, more intimate condos, and this is a penthouse in a historic area that is very different from the big and tall glass buildings, which are not always in the most convenient locations along the river in this area. The newer buildings might have more bells and whistles: but in this case, the outdoor space and the views really set this apart in this part of TriBeCa.”

### 70 Perry Street, Greenwich Village

With the charming boutiques and shops of Bleecker Street on one side and the lush aesthetic of West 4th Street on the other, Perry Street is one of the West Village’s most authentically charming streets. The 20-foot-wide limestone townhouse, offered for \$9,400,000, is now on the market as either an investment property or as a four-floor single-family home of just over 4,500 square feet. Described by Louise Phillips Forbes as “the architectural gem of the block,” the townhouse stands out from its more modest Italianate neighbors with its artfully curved window and door frames facing the street, built in a French Second Empire style with a mansard roof and ivy-lined south-facing garden in the landmarked district. The magnificent parlor floor features ornamental 12-foot ceilings and pocket doors that lead to a library, with two walls of bookcases and large closets, preserved ornate plaster detailing and crown and chair molding, marble fireplace and abundant northern light.

“You’ve got the original Magnolia Bakery on one side and Sant Ambroeus on the other, with the Carrie



Photo: Brown Harris Stevens

**ABOVE:** 70 Perry Street, Greenwich Village

**BELOW:** 36 Mayfair Lane, Greenwich, Conn.

Bradshaw townhouse from “Sex and the City” just down the street as part of a fully restored step back into history,” said Leigh Williams, associate broker with Brown Harris Stevens. “Being offered for the first time in 45 years, this is an exceptional opportunity on arguably one of the best blocks in the West Village, if not, all of Manhattan.”

### 36 Mayfair Lane, Greenwich, Conn.

Once the home of Tommy Hilfiger, 36 Mayfair Lane looks much like it did when it was built in Mid-Country Greenwich in 1932 — a true country estate on 5.32 acres that has resisted subdivision, with mature trees and a long sweeping driveway. Key elements include a sunken tennis court, a one-bedroom cottage above the four-car garage, pool with a large pool house with a lounge and two bathrooms, and a reflecting pool which opens to an expansive open meadow. The study, lined with bookcases, has an 11-foot-tall tracery ceiling, a massive fireplace and French doors that open out to a private terrace, next to the sunken three-exposure living room, also with an oversize fireplace and ceilings of more than 12 feet.

Listing for \$9,650,000, the seven-bedroom/seven-bathroom home has had two substantial renovations by the current owners. “Hilfiger has owned several homes in the area — and any home he has lived in always sells well,” said Ellen Mosher, sales agent with Houlihan Lawrence. “He has always preferred classic estates like this, and then he adds a modern touch, while embracing the basic integrity of the house. In old world areas like Mayfair Lane, many deeds date back to the 1930s and require no subdivision — preserving the best grand estates close to town.” ■



Photo: Kyle Norton