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PHOTOS (COVER AND ABOVE): 1665 Wildberry Rd., Lower Saucon, PA

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ON THE COVER:

Wildberry Road: A Saucon Valley Treasure

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Enjoy the 2022 U.S. Senior Open Golf Championship at your new Saucon Valley home! Elegantly positioned on a cul-de-sac with a circular drive, the house boasts three acres of rich landscaping oriented to take in the beauty of the surroundings. Inside, the timeless design offers a 7,040-square-foot floor plan featuring spacious rooms. The family room has hardwood floors, wet bar and fireplace. A coffered ceiling, fireplace and walls of paneled oak and custom cabinetry make up the sumptuous library. The gourmet kitchen was designed as the heart of the home with a sun-filled breakfast area to enjoy the outside greenery. A first-floor primary suite has a stunning marble bath with whirlpool tub. The second floor, with front and back stairs, has multiple bedrooms, theater room and a skylit bonus room. The finished lower level offers a custom bar, second office, wine cellar and TV/game room. This very special property is offered for \$1,550,000



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Photo: Douglas Elliman Realty



Photo: Brown Harris Stevens



Photo: Brad Stein / D. Drepps

Upper East Side

Living in the prestigious Upper East Side continues to attract home buyers who understand the enduring value of living between Central Park and the East River.

The Adele Kneeland mansion, at 154 East 71st Street is a 20-foot-wide neo-Georgian townhouse with 11,000 interior square feet of living space on one of the Upper East Side's finest tree-lined blocks. Built in 1874, and later converted into an Art Deco triplex, the six-story-plus-full-basement residence now includes an elevator servicing all floors, a double-height solarium, bubinga wood-paneled library and a 1,250-square-foot landscaped rooftop terrace.

The asking price of \$14,950,000 is reasonable for a townhouse of this size, says Christine Miller Martin, associate broker with Compass. "It is substantially less expensive than its peers on a price per square foot basis, with a huge amount of square footage," she said. "The zoning allows for a live/work situation, or it can serve as a grand home with seven fireplaces and very high ceilings of up to 13 feet. The light-filled solarium, which would not be allowed to be built today, is especially impressive: It feels as if Warhol and Halston would have spent time there in the 1980s."

Designed by master architect J.E.R. Carpenter in 1925 as a three-bedroom, apartment #11C at 1120

Fifth Avenue, on the market for \$12,750,000, was recently expanded to add a bedroom and a bathroom overlooking Central Park and the reservoir. The three-year expansion created a 50-foot view over the park, adding large tilt-and-turn picture windows, updated mechanicals, gas fireplace, remote-controlled Murphy bed, electric shades, sound system and wide-plank white oak floors. The gourmet kitchen is now the apartment's centerpiece.

"They configured it so that the bedroom wing, which was three proper bedrooms, is now two full bathrooms with two bedrooms and a large dressing room," said Brian Manning, associate broker with Brown Harris Stevens. "It has huge new windows, which are grandfathered in, that give you unobstructed views of the entire length of Central Park."

The five-bedroom duplex maisonette at 1100 Park Avenue, built in 1930 and listing for \$8,995,000, comprises 4,800 square feet of south-facing living space, with oversize windows, double size living room, library, formal dining room, media room/den, windowed eat-in kitchen and five-and-a-half bathrooms. Enter through the lobby or through the private en-

trance into a grand entry gallery. Amenities include a full-service gym, storage, 24-hour doormen, live-in super, laundry room and a bike room, although the maisonette has its own separate laundry room.

"This is really a substantial house inside a co-op — every bedroom has an en suite bathroom, which is unusual, and the bedrooms are spacious," said Lauren Muss, associate broker with Douglas Elliman Real Estate. "Plus you have a private and a lobby entrance."

Even larger is the 5,020-square-foot duplex on the 34th and 35th floors of The Royale condominium at 188 East 64th Street in Lenox Hill, also on the market for \$8,995,000, with four balconies and views of Central Park and the East River. With an office, gym and a paneled library with coffered ceilings, the duplex layout allows for six bedrooms, each with their own wing. The building features indoor parking and two courtyards.

"Sweeping Central Park views with more than 5,000 square feet and six bedrooms are rare at this price — and almost unheard of in a Lenox Hill condo," said Tara King-Brown, associate broker with The Corcoran Group. "It is an ideal central location, but high enough so that you have great views with outdoor space."

Coming this fall is The Wales Condominium Residences, a boutique new development on the site of the former Hotel Wales just off Museum Mile at 1295 Madison Avenue. The design of the 10-story conversion of the neo-Renaissance, brick-and-stone facade is led by Paris-based Cabinet Alberto Pinto, which will recreate the elaborate cornice on top in the heart of the Carnegie Hill Historic District. Prices range from \$3.85 million for a two-bedroom to \$7.42 million for a four-bedroom home, with the 10th floor,



Photo: VMI Studio

OPPOSITE, LEFT: 154 E. 71st St.

OPPOSITE, RIGHT: 1100 Park Avenue, 2A

TOP LEFT: 1120 Fifth Avenue, Apartment #11C

TOP RIGHT: 188 East 64th Street

ABOVE: The Wales 1295 Madison

4,200-square-foot penthouse, with 3,100-square-feet of outdoor space on the roof, going for \$23 million.

"Acquiring a building of this stature, and improving the interior to this standard, is an exceedingly rare opportunity," said Matthew Adell, founder and president of Adellco, the condominium's developer. ■

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Photo: Brown Harris Stevens

Great Places to Live: Florida

The opulent design of apartment 6A at Faena House, at 3315 Collins Avenue in Miami Beach, by Foster+Partners, includes Fendi furnishings, Giorgio Armani wallpaper, Permasteelisa bathrooms, a Molteni kitchen and a private elevator, and is set up to optimize views through floor-to-ceiling windows and a 1,516-square-foot wraparound terrace. Amenities at the famed Faena arts and entertainment district include a spa and fitness center with ocean views, attended beach club and Faena Hotel privileges for residences, including indoor valet parking.

The four-bedroom, seven-bathroom, 4,730-square-foot residence is on the market for \$17,500,000. “Buyers will call from New York and demand Faena House — it is that hot,” said Toni Schrager, senior vice president with Brown Harris Stevens in Miami. “The Faena Hotel offers alfresco dining, entertainment, the Faena Art Center and a well-run spa — all very prized luxuries for condo owners here. The market in Miami Beach is still strong — \$13-million homes last year are going for

\$20 million today, and they often sell the first day they are on the market.”

Built in 1941 on La Gorce Island in mid-Miami Beach, 6685 Sheffield Lane is a classic six-bedroom/six-bathroom, Spanish tile-roofed home that has been completely remodeled and improved. Located less than a mile from the prestigious La Gorce Country Club, one of the premier golf and country clubs in South Florida, the home has all new bathrooms and mechanicals, new landscaping, and a new custom heated saltwater pool and spa with multicolor LED lighting and a swim-up bench, with plenty of room for alfresco dining on the new deck.

Centrally located 10 minutes to Bal Harbour Shops, 15 minutes to South Beach and 20 minutes to the airport, the home is listing for \$9,850,000. “It still has the 1940s charm, but is now fully renovated, with a nice blend of traditional 1940s colonial and Beverly Hills glam,” said Nancy Batchelor, vice president with Compass Miami Beach. “The house is now all windows, with floor-to-ceiling glass doors that open accordion style for natural light, and an



Photo: Daniel Petroni Photography



Photo: Douglas Elliman Realty

OPPOSITE: 3315 Collins Avenue, Apartment #6A, Miami Beach

ABOVE LEFT: 6685 Sheffield Lane, Miami Beach

ABOVE RIGHT: 1201 Ponte Vedra Boulevard, Ponte Vedra Beach

RIGHT: 153 Kings Road, Palm Beach

upstairs front porch that you don’t often see on a modern home. It’s all very stylish, and in an ideal, very private and protected island location, with wide boulevards flanked by royal palms as you come in through the gates.”

With a classic neo-Georgian exterior, 153 Kings Road is quintessential Palm Beach. Listing for \$19,900,000, the 6,789-square-foot estate was recently redesigned and rebuilt, and represents all that Palm Beach architecture has come to be known for, including elaborate millwork, plaster moldings and high ceilings, gourmet commercial kitchen in a well-proportioned and symmetrical home, with a garden room, loggia and an orchid house just south of Worth Avenue and next to the former Woolworth estate.

“It has an old-world Palm Beach feel, but is recent enough to have all the amenities of a newer home,” said Dana Koch, sales associate with The Corcoran Group. “The buyer demand in Palm Beach is insatiable these days, no matter what price point — there is just not a lot of inventory to choose from, and this one fits in so beautifully in the estate section.”

The 11-bedroom and 15-bathroom estate at 1201 Ponte Vedra Boulevard in Ponte Vedra Beach, 18 miles south of Jacksonville, is safely situated 30 feet above the beach on 1.49 acres, with 200-linear-feet



Photo: Living Proof Photography

of oceanfront, ten garage bays and a two-bedroom guest house. The main house has a dine-in wine cellar, grand formal dining room, and a first floor primary bedroom suite with an office, library and two dressing rooms. The spa wing adds lounge/bar, endless pool, gym, sauna, massage room, steam room and another guest suite.

The asking price is \$16,960,000. “What really makes it unique is the spa wing, and the house has three staircases, two cabanas and a large free-form, resort-style pool,” said Kim Martin-Fisher, executive director of luxury sales with Douglas Elliman Real Estate. “Plus the estate is gated, and you can control it all from a phone. In the high dunes, you get the privacy and peace of mind that you need.” ■



Photo: Kyle Nolan

Lower Westchester

Even as pandemic fears recede, Lower Westchester continues to offer the space, affordability and relative peace-of-mind health-conscious New Yorkers crave — while still being within easy striking distance of the big city.

Built in 1747 on 11.81 acres, the sprawling wooded former farmhouse property at 19 Winfield Avenue in Harrison resembles a much larger Upper Westchester estate, but is only about a 35-minute drive to Manhattan. Built on five tax lots assembled long ago, the home is located less than five minutes from the Hutchinson River Parkway, affording easy access to the city. Highlights include a hexagonal glass conservatory off the dining room, where the owners have their breakfast and lunch, and an additional garden room, also with glass walls on the side of the

house. The great room has 30-foot ceilings, with floor-to-ceiling windows showing panoramic views of the foliage. A beamed family room has one of the five fireplaces. Then there is a pool house with a gym, spa bathroom and a kitchen, and a separate one-bedroom guest house.

The list price is \$5,150,000, with an additional three adjacent tax lots also on the market. “Totally private, this property is a mix of old-world architecture and the new because they did a major addition — very open and airy with high ceilings, walls of glass and an additional stairway to the second



Photo: Modern Angles

OPPOSITE: 19 Winfield Avenue, Harrison

ABOVE: 4 Lincoln Lane, Purchase

RIGHT: 140 Apawamis Avenue, Rye

floor,” said Nancy Neuman, associate broker with Coldwell Banker. “Eleven-acre properties like this are unique to the area — instead of going to Bedford or Pound Ridge, you can come here, and get the additional acreage and still be much closer to the city. You could even have horses on the property, and there is a stream, pond, putting green and a sand trap — so you can really have a resort feel with lots of outdoor activities just a little more than a half hour to Manhattan.”

Built in 2001, the six-bedroom, eight-bathroom colonial home on 2.06 acres at 4 Lincoln Lane in Purchase, on the market for \$4.5 million, offers 7,928 square feet of living space with an electronically controlled gated entrance, manicured lawns, large pool and hot tub, covered porch, three-car garage with a Tesla charging station and an expansive raised patio. Interior features include a comprehensive first-floor primary suite with spa bath and steam shower, dressing room with makeup table, two walk-in closets, study, sitting room and stairs up to a separate two-room office. Recent upgrades include a new cedar shingle roof, seven-zone HVAC and new air handler/condensers, built-in sound system, central vac, Hepa air filtration system with UV light sanitizing system in the bedrooms, gas heat and a 12-camera security system.



“Lincoln Lane is on one of the most gorgeous streets in Purchase, and ends in a cul-de-sac near schools and town, so you have privacy, with lots of mature plantings,” said Wendy Alper, Julia B. Fee Sotheby’s International Realty. “Lincoln Lane has one beautiful home after another, and this is one — all very private on a minimum of two acre parcels. The closets in this home are enormous — bigger than some New York City apartments — and there is a long list of recent upgrades.”

The five-bedroom colonial at 140 Apawamis Avenue in Rye, recently reduced to \$2,495,000, is within easy walking distance to the Long Island Sound, beach, boardwalk, Rye Playland and Edith Read Natural Park and Wildlife Sanctuary — two



Photo: Douglas Elliman Realty

ABOVE: 8 Sharon Lane, Old Scarsdale

BELOW: 58 Grove Avenue, Larchmont

OPPOSITE: 6 Shore Club Drive, New Rochelle



Photo: Realty Plans

blocks to the elementary school and three blocks to the high school. The first-floor bedroom suite works well as an in-law/guest suite to the side of the house. Highlights include a recent kitchen renovation with a walk-in pantry, two offices and wood-burning fireplaces on both floors, both of which have nine-foot ceilings.

“The five-bedroom home is privately set behind a stone wall that was built with the house — so it has an attractive and deep front yard that is protected from the street for privacy,” said Michele Flood, sales agent with Coldwell Banker. “The access to the outside is great, with one terrace and two decks, all on the first floor — and having two offices is so important these days for people who work at home. This home is now well-priced at just under \$2.5 million at a time when the market in Rye is very tight. With little supply and great demand in our most popular price range, we are seeing bidding wars all the time. We are in the midst of a true seller’s market, and this is the best value at the moment in Rye in this price range.”

Located in the historic Fox Meadow section of Scarsdale, 8 Sharon Lane is a four-bedroom home with a circular driveway on 1.5 acres built in 1789, with a 1,600-square-foot, two-story, one-bedroom/two-bathroom guest cottage that would work well as a home office, gym, artist studio or an in-law suite. A renovation in 2019 added new windows, a new chef’s kitchen, cement board siding for the entire home and a new wood deck with porcelain tile. The configuration of the kitchen was improved, the first and second floors now have new European white oak flooring, and three en suite bathrooms were added as part of the renovation on the second floor,



Photo: Realty Plans

The Fox Meadow home is listing for \$2,795,000. “People who move to Fox Meadow want to be close to the train station, they love historic neighborhoods, and they love authentic homes with charm like this one,” said Ilisa Crosby, sales agent with Douglas Elliman Real Estate. “The train is only around a 32-minute ride to Grand Central Terminal. In this case, you are really getting two homes for the price of one — it is so nice to have a separate guest home for guests that is usable as a cottage. The current owners use it as an art studio. You could live out there, and you could easily add a kitchenette for in-laws or adult children.”

Living along the Long Island Sound has always been part of the lure of Larchmont. Built in 1907, 58 Grove Avenue is a faithfully restored and reimagined six-bedroom Victorian, now with solar panels, four gas fireplaces, each with their own tile surrounds, two pantries, two libraries, two offices, a reading room and a den, new flooring, terrace/porte cochere, a three-car detached garage with a yoga space above and a wraparound porch on two sides. A two-year gut renovation in 2015–2016 brought in a new roof, siding and windows, restored pocket doors and a host of improvements, from the door hardware to the faucets to the expanded attic and dormers. The owner added an organic vegetable and flower garden, fenced in lawn and firepit.

The current asking price of \$3,799,000 includes a Tesla charging station for two electric cars in the garage. “The current owner moved here from Manhattan and has amazing taste, and she redid everything — it is amazingly well-thought-out,” said Katie Becker McLoughlin, associate broker with Houlihan Lawrence. “The home is walking distance to the Sound, which you can see from the street in

front of the house, and very quiet and bucolic. She kept the original wavy windows, but added another layer for insulation on some of the windows downstairs, and added art workstations for the kids. She really did think of everything.”

The four-bedroom/four-bathroom home at 6 Shore Club Drive in New Rochelle, listing for the recently reduced price of \$1,800,000, is a 2004 brick colonial situated on a cul-de-sac within a small private gated community with Long Island Sound views. Features include a formal dining room, half-moon-shaped balcony facing out to the Sound with year-round views, den with fireplace, media room on the lower level with the playroom, and an eat-in kitchen with a new dishwasher, wine cooler and refrigerator. There are three additional balconies on the second floor.

“One of the advantages of living here is that there are many boating, sailing and social clubs that the area has long been known for,” said Tianying Xu, sales agent with Houlihan Lawrence. “We are close enough to the private schools in Riverdale for the kids to use a free bus for students on school days. They pick up the children from your property — a huge advantage for parents, not to mention the students. The home is four stops from Grand Central Terminal, and you have year-round views from all corners.” ■