

The New York Times Magazine

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Key

IS ENGLISH A STYLE



FOOD & DRINK ISSUE

Here Comes Dinner

Inside great American restaurants.

BEST of LUXURY HOMES & ESTATES

Architecturally significant homes are on the market across the nation.

MANHATTAN HOUSE

Manhattan House, the midcentury modern masterpiece of five distinctive white residential towers situated at a prized location along East 66th Street on Manhattan's Upper East Side, offers a desirable blend of landmark architecture and contemporary comforts. Occupying a full city block on an elegant tree-lined street, the towers, designed in the 1950s by Pritzker Architecture Prize winner Gordon Bunshaft of Skidmore Owings & Merrill, have been expertly renovated and beautifully modernized to become the quintessential destination for discerning residents.

The property has been fully re-engineered to combine its Modernist heritage with elements of contemporary living, services and amenities. Bunshaft's innovative setbacks allow for elegant floor plans, multiple exposures and expansive views.

The building's recent conversion to condominiums now combines one of the largest private gardens in Manhattan with a new rooftop mind body yoga studio, a children's playroom designed by Roto Architects, bicycle storage and a private club on the 21st floor. This rooftop retreat offers more than 10,000 square feet of interior and exterior entertainment space with



panoramic, skyline views and an outdoor terrace. Services include a 24-hour doorman, full-time residence manager, on-site valet and a five-star hotel concierge.

"We are very excited to reveal Manhattan House's new lobby, which was thoughtfully designed by Vicente Wolf," explained Brian Fallon, president of Manhattan House and partner of O'Connor Capital Partners, the developer behind the building's condominium conversion. "Today's buyers are enthusiastic about property characteristics such as well-appointed design, modern conveniences, and larger three- and four-bedroom combination units, all of which Manhattan House now features. The response has been incredible."

Corcoran Sunshine Marketing Group is Manhattan House's exclusive marketing and sales agent. Call the sales office at (212) 566-0660 or visit manhattanhouse.com.

HALCYON

Halcyon is the aptly titled 32-story new tower comprising 123 residences going up at 305 East 51st Street between First and Second Avenues. Designed by SLCE Architects with interiors and amenity spaces by S. Russell Groves, the building is an oasis in the heart of Midtown.

The building will feature 10,000-plus square feet of amenity space featuring a 52-foot heated pool, an aqua spa inspired by a Turkish hammam, a dry sauna, a fully outfitted fitness center with private training facilities, a massage room, and a resident's lounge with a full catering kitchen. There is

also a movement studio with double-height ceilings off the lounge, which can serve as a yoga studio or a private event space.

"Groves refers to his interior design for Halcyon as 'casual glamour,' and his vision is carried throughout the building — from the lobby to the residences to the full suite of amenities on the 21st and 22nd floors," explained Tricia Hayes Cole, executive managing director of Corcoran Sunshine Marketing Group. "Halcyon has wonderful open views in all directions, and it is a rarity in Manhattan to be able to offer panoramic views of Midtown not only to some residents, but to everyone who uses these amazing amenity spaces."

Under development by HFZ Capital Group, the property will feature residences ranging from roughly 750 to more than 3,500 square feet for one to four bedrooms. Current pricing ranges from about \$1.3 million to more than \$10 million.

The building is slated to open in early 2015. Its off-site sales and design center is situated on the 27th floor of 885 Third Avenue. For more information, visit HalcyonNY.com or call (212) 369-5100.

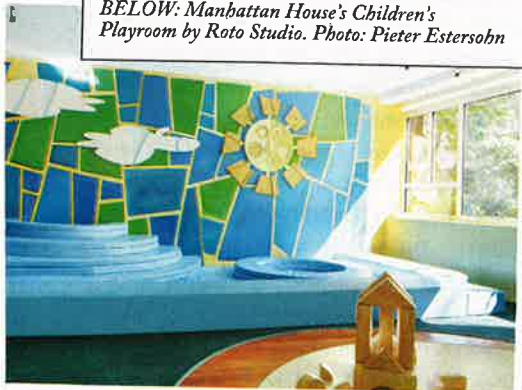
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ABOVE: A rendering of Halcyon at 305 East 51st Street.

BELOW: Manhattan House's Children's Playroom by Roto Studio. Photo: Pieter Estersohn



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EKHOLMEN - 165 acres nestled at the foot of the Blue Ridge Mountains with Italian villa of exceptional quality and materials, featuring spacious rooms with high ceilings and beautiful hardwood floors throughout. The land is gently rolling and includes two ponds and spectacular views.



WAREHAM FARM - A beautifully designed Palladian home on 60 waterfront acres with Jeffersonian details. Terraces, gardens, pond, and outbuildings complete this estate offering. Pier with pavilion and boat lift provide easy access to deep water along the Ware River. The home's situation provides sweeping views of the Mobjack Bay.



EMERALD HILL - Private park like 146 acres with significant brick manor home with all the modern amenities. Guest house, log home, carriage house/office, orchard, swimming pool and tennis court. Canopied wood, meandering stone walls and dramatic mountain views.



BEAU REGARDER, 101 acres - This "Century" farm includes a farm house, c. 1891's tenant dwellings, a country store and several building sites with long frontage on the Roach River. The property has been in the same family since before the Civil War.



COBHAM PARK c.1856 - 981 acres with historic brick manor, conservatory (guest house), five additional dwellings, numerous outbuildings. Interior roads, lush forests, some pasture land, a lake and board fencing; suitable for livestock and/or a sporting estate. Bold creek.



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Prices range from \$1.4 million to \$4 million for residences ranging from approximately 2,000 to more than 5,000 square feet. For more information, visit moresidencesatlanta.com or contact Suzanne Dils, Atlanta Fine Homes Sotheby's International Realty, at (404) 995-7580 or suzannedils@atlantafinehomes.com.

GROVE AT GRAND BAY

Built on the site of the first five-star hotel in Miami, two striking new condominium towers, designed by starchitect Bjarke Ingels, are taking shape in Coconut Grove, the venerable Miami neighborhood along Biscayne Bay and the Grove Harbour Marina. The two towers — one with 49 units, the other with 57 — have a unique, twisting shape that maximizes the views from each residence, each of which comes with an oversized balcony. With 12-foot ceilings and innovative features such as 12-foot insulated glass sliders, the development will be the only residential building in Florida that will have LEED gold certification.

The buildings will have a gym, a spa, a club room and two-car garages, and each will have its own rooftop pool. The towers will also provide a full-time chef, with staff, to cook for residents, and a pet spa for grooming, boarding or caring for pets while their owners are away.

"So few international buyers know about Coconut Grove, and many think only about Miami Beach. But here, there is a certain peaceful Old World charm and soulful bohemian quality, with a lot of history and its own culture," said David Martin, owner and chief operating officer of Terra Group, the developer of Grove at Grand Bay. "When they discover our shady, walkable community, they fall in love with one of the area's most creative environments, and one of the most desirable lush and green environments in south Florida."

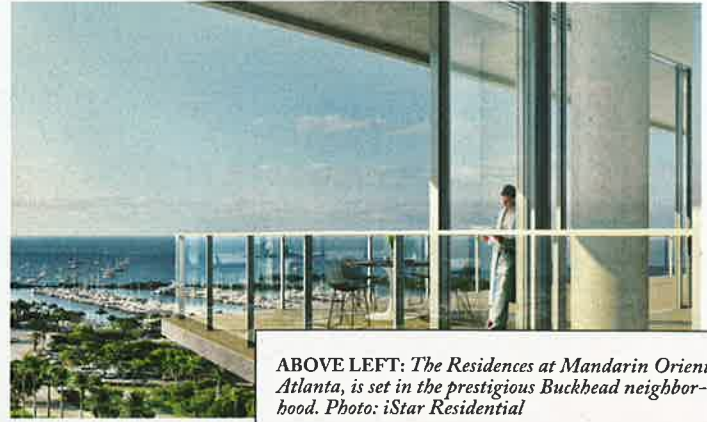
The building is already 80 percent sold, with move-ins expected in March of 2015. Prices range from \$3 to \$14 million, with the median average price between \$4 to \$5 million. For more information, call (305) 929-8646 or visit groveatgrandbay.com.

TRES PARAGUAS

On the market for \$36 million, Tres Paraguas (Spanish for "three umbrellas") is one of California's most distinctive residences. With three giant rectangular roofs of corrugated Cor-Ten steel mounted on 30-by-30-inch-square, 26-foot-high columns of exposed Douglas fir, its three connected, heavily

Emerald Green's link walkway overlooks a landscaped interior garden.





ABOVE LEFT: *The Residences at Mandarin Oriental, Atlanta, is set in the prestigious Buckhead neighborhood. Photo: iStar Residential*

ABOVE RIGHT: *Tranquility is a hallmark of Miami's Grove at Grand Bay. Photo: Visual House*

BELOW: *Tres Paraguas is an extraordinary hilltop residence above Carmel, Calif. Photo: Rebecca Kmiec*

stuccoed pueblas have 18-foot walls and giant 12-foot sliding glass walls that open into the half-acre courtyard and terrace pavilion. The front of the 12,482-square-foot property faces Monterrey Bay, with views all the way up the coast to Santa Cruz.

Created and designed by Ron Mann on five forested acres surrounded by Jack's Peak Park pine forest in the hills above Carmel, the project took nine years to complete — and has yet to be lived in. "Tres Paraguas is the most stunning feat of architecture, design and living art I have ever encountered in a residence," said Michele Altman, an associate broker with Sotheby's International Realty. "It is like living in a private luxury hotel with the ultimate wrap-around view that combines dramatic interiors and luxurious lifestyle amenities in an exceptionally private setting. Ron Mann's design of the estate expresses and complements the essence of the central California coast in an extraordinary way."

Tres Paraguas is a five-minute drive from two private jet airports serving Carmel. For more information, visit tresparaguascarmel.com or contact Michele Altman at (831) 214-2545 or Michele.Altman@sothebyshomes.com.

11900 N.E. COUNTRY CLUB ROAD

A 35-minute ferry ride from Seattle, Bainbridge Island is known for its spectacular views of the Seattle skyline, Mt. Baker and the snowcapped Cascade and Olympic Mountains. 11900 N.E. Country Club Road offers some of the island's most wonderful views across Puget Sound from its 835 linear feet of low-bank waterfront. With private gated entry and two carriage houses, the 6,875-square-foot residence is built in a classic Hamptons style, with generous amounts of Carrera marble and

bright white trim.

The island is particularly popular among boating enthusiasts, with a yachting club and public marina nearby. The current owners use one of the carriage houses as a home office, and the other as a guesthouse.

"The house was constructed in 2008 as a part of the landscape — as if it has always been here," said Moira Holley, co-founding director and associate broker with Realogics Sotheby's International Realty. "You are a world away when you step off the ferry, and when you get to the house, there really is nothing else like it on the island. For full views back to the city, across the sound, there just isn't anything else that touches it."

For more information, call Moira Holley at (206) 660-4787 or visit moiraonline.com.

551 WEST 21 STREET

West Chelsea continues to be one of the most sought-after residential neighborhoods in Manhattan, and 551 West 21 Street promises to be one of its most sought-after condominium residences. Designed by Foster + Partners, the new 19-story luxury condominium overlooking the Hudson River will be built in the manner of the best classic prewar Manhattan apartment buildings. Forty-four two- to five-bedroom residences will be available with spaces ranging from 1,000 up to 6,400 square feet, all with 11-foot ceiling heights and most with private elevator access.

The design plan from the developer, Scott Resnick of SR Capital, was to build a gracious building, with an emphasis on the craftsmanship of a bygone era. The experience starts with a drive court, with valet parking, and a 34-foot high lobby, with a separate area for the elevators. Many of the grand layouts of the residences offer three



or four exposures, and include a grand room, library and separate dining room in the classic New York style. Following the classic New York motif, the apartments are divided between public entertaining rooms and private areas.

The amenities — including a fitness center, spa, residents' lounge, children's playroom and a 24-hour doorman — are just a part of the story. "551 West 21 Street is a building of exceptional stature that will offer interiors with the grand scale and classic floor plans of Candela-like prewar living," said Erin Boisson Aries, associate broker with Brown Harris Stevens. "Designed by world-renowned architects Foster + Partners, and located in the heart of West Chelsea with sweeping city and water views, the building will combine their impeccable craftsmanship and substance with white-glove service, high-level amenities and the utmost sense of privacy."

Residential sales are being offered exclusively through Brown Harris Stevens Development