

You're invited to  
imagine what's next.

MARCH 2024 | SOTHEBYSREALTY.COM



Brooklyn, New York

REPRESENTED BY THE STEIN TEAM ON PAGE 27

Sotheby's  
INTERNATIONAL REALTY



# The Field Team Advantage Over \$5 Billion in Sales

THE FIELD TEAM +  
GLOBAL PORTFOLIO ADVISORS



## #1 SALES TEAM NATIONWIDE

Sotheby's International Realty, Inc. 2023

- + Market Specialization

+ Portfolio Advisement & Management

+ Negotiation & Pricing Experts
- + Global Desks

+ New Development Advisors

+ Geo-Targeted Market Partnerships

THEFIELDTEAM.COM



### Table of Contents

4	NEW YORK
56	CONNECTICUT
64	NEW JERSEY
85	NEW JERSEY & PENNSYLVANIA
86	PENNSYLVANIA
89	MASSACHUSETTS
91	UPSTATE NEW YORK, VERMONT & NEW HAMPSHIRE
92	NEW HAMPSHIRE
93	RHODE ISLAND
94	NORTH CAROLINA
96	SOUTH CAROLINA
97	SOUTH CAROLINA & GEORGIA
98	GEORGIA
99	FLORIDA
109	TEXAS
110	NEVADA
111	OREGON
112	ARIZONA
116	CALIFORNIA
120	THE BAHAMAS
124	ST. BARTHELEMY
125	ST. MAARTEN
126	NEW ZEALAND



# Glass House In The Sky



Nikki Field  
Associate Broker  
212.606.7669  
Nikki.Field@sothebys.realty  
NikkiField.com

## 25 Columbus Circle, 70A

3 BR | 4 FULL, 2 HALF BA | \$17,000,000

This move-right-in home in the iconic Deutsche Bank Center boasts 3,920 sq ft of sophisticated living space throughout. The "glass house in the sky" is encircled by 25 soundproof windows that are further highlighted by 10' ceilings. A redesigned, flexible open layout combines the best aspects of contemporary and traditional living.

25COLUMBUSCIRCLE70A.COM



## WENDY ARRIZ NYC Top Producer

Ranked as the #5 Sotheby's International Realty Agent in the East Side Manhattan Brokerage for 2023, Wendy is consistently ranked as America's Top Real Estate Agents by The Wall Street Journal/ REAL Trends'. She has represented clients across Manhattan's luxury co-op, condo, and townhouse marketplaces across the city.

**WENDY ARRIZ**  
Senior Global Real Estate Advisor  
Associate Broker  
917.361.5038 | wendyarriz.com  
wendy.arriz@sothebys.realty

### NEW YORK, NEW YORK



## 22 East 93rd Street

10 BR | 10 BA | \$8,495,000 22East93.com

Whether converted to a single-family home or maintained as an investment property, 22 East 93rd offers grand proportions and the opportunity to create a true masterpiece.



# 1165 Fifth Avenue



## 1165 Fifth Avenue, 8C

3 BR | 3 BA  
\$3,275,000

Elegant and Spacious Prewar Coop on Fifth Avenue Soaring 9'5 beamed ceilings, generous room proportions, and gorgeous herringbone hardwood floors are just a few of the stunning prewar details of this breathtaking residence. Enter through a semi-private elevator landing into a gracious gallery perfectly positioned, separating the private and public wings of this one-of-a-kind home.

1165FIFTHAVE8C.COM



Sotheby's  
INTERNATIONAL REALTY

# 876 Park Avenue



## 876 Park Avenue, 6S

4 BR | 2.5 BA  
\$5,000,000

Elegant & Grand, 4 Bed, 2.5 Bath Prewar Coop with Views of Park Avenue from 7 Windows This highly desirable, one-of-a-kind home defines perfection with the ultimate features in luxury living: incredible views, streaming light, grand proportions and prime location.

876PARKAVE6S.COM



Sotheby's  
INTERNATIONAL REALTY



NEW YORK, NEW YORK



730 Park Avenue, Apartment 9A

5 BR | 4 BA | 3 HB | \$18,500,000

730ParkAve9A.com

NEW YORK, NEW YORK



1020 Fifth Avenue, 7th Floor

5 BR | 5.5 BA | \$16,500,000

1020FifthAve7thFlr.com

NEW YORK, NEW YORK



4 East 79th Street | Townhouse

\$65,000,000 | CO-LISTED WITH SUSAN BAKER

4East79Street.com

NEW YORK, NEW YORK



2 East 67th Street, 9th Floor

5 BR | 5.5 BA | \$44,500,000 | CO-LISTED WITH MARIA BAZO

2E67St9Fl.com

NEW YORK, NEW YORK



812 Park Avenue, Penthouse

3 BR | 5.5 BA | \$16,000,000

812ParkAvenuePHB.com

NEW YORK, NEW YORK



640 Park Avenue, 3rd Floor

6 BR | 6.5 BA | \$15,000,000

640ParkAve.com

NEW YORK, NEW YORK



763 Greenwich Street | Townhouse

5 BR | 5 BA | 2 HB | \$25,500,000 | CO-LISTED WITH CHRIS POORE

763GreenwichStreet.com

NEW YORK, NEW YORK



740 Park Avenue, Apartment 2/3D

5 BR | 6 BA | 2 HB | \$25,000,000

740ParkAve2D.com



SERENA BOARDMAN

Senior Global Real Estate Advisor, Associate Broker  
212.606.7611 | serenaboardman.com  
serena.boardman@sothebys.realty



SERENA BOARDMAN

Senior Global Real Estate Advisor, Associate Broker  
212.606.7611 | serenaboardman.com  
serena.boardman@sothebys.realty



NEW YORK, NEW YORK



176 East 75th Street | Townhouse

5 BR | 4.5 BA | \$9,950,000

176East75St.com

NEW YORK, NEW YORK



288 West Street, Penthouse

3 BR | 2.5 BA | \$9,000,000 | CO-LISTED WITH ROBERTA GOLUBOCK

288WestStreetPH.com

NEW YORK, NEW YORK



895 Park Avenue, Apartment 6/7A

6 BR | 7.5 BA | \$15,000,000

895ParkAve.com

NEW YORK, NEW YORK



785 Park Avenue, Apartment 17BC

2 BR | 3 BA | \$13,500,000

785ParkAve17BC.com

NEW YORK, NEW YORK



239 East 78th Street | Townhouse

5 BR | 3 BA | 2 HB | \$6,750,000

TH239E78.com

NEW YORK, NEW YORK



1212 Fifth Avenue, 7BC

4 BR | 4 BA | \$5,500,000

1212FifthAve7BC.com

NEW YORK, NEW YORK



27 East 73rd Street | Townhouse

6 BR | 5 BA | \$11,950,000

27E73St.com

NEW YORK, NEW YORK



25 Bond Street, Apartment 4E

3 BR | 3.5 BA | \$10,500,000

25BondSt4E.com



SERENA BOARDMAN

Senior Global Real Estate Advisor, Associate Broker  
212.606.7611 | serenaboardman.com  
serena.boardman@sothebys.realty



SERENA BOARDMAN

Senior Global Real Estate Advisor, Associate Broker  
212.606.7611 | serenaboardman.com  
serena.boardman@sothebys.realty



447 East 57th Street  
15th Floor



927 Fifth Avenue, 9th Floor  
Dramatic Central Park Views



Louise C. Beit  
Senior Global Real Estate Advisor  
Associate Broker  
917.544.5515 | louisebeit.com  
louise.beit@sothebys.realty

447 East 57th Street, 15th Floor  
4 BR | 4 BA | \$6,495,000  
Stunning full floor 9 room, 4 bedroom plus library apartment situated high above Sutton Place with approximately 4,200 sq. ft. and spanning the entire 15th floor of a beautiful 1928 Rosario Candela building. Newly renovated with 2 fireplaces, 10 ft. ceilings, glorious light and four exposures. Superbly located in legendary Sutton Place, one of Manhattan's most exclusive and beautiful tree-lined enclaves, just off Sutton Place Park, and around the corner from Woody Allen's iconic view of the Queensboro Bridge.  
447EAST57THSTREETAPARTMENT15THFLOOR.COM



Louise C. Beit  
Senior Global Real Estate Advisor  
Associate Broker  
917.544.5515 | louisebeit.com  
louise.beit@sothebys.realty

927 Fifth Avenue, 9th Floor  
6 BR | 5 BA  
NEW PRICE: \$27,400,000  
Spectacular Central Park views from this massive and rare 14-room elegant apartment with 55' frontage on Central Park and centered high above the Conservatory Pond. This full-floor Fifth Avenue residence is located steps from the new future home of Sotheby's Auction House on Madison Avenue! Exceptionally large rooms, 4 exposures, approx. 5,740 sq. ft., 6 bedrooms, 10' 6" ceilings, 4 fireplaces.  
927FIFTHAVENUE.COM





NEW YORK, NEW YORK



781 Fifth Avenue, 505

3 BR | 3.5 BA | \$5,875,000 781FifthAve505.com

Experience quintessential New York City living at its best in a spectacular 3 bedroom, 3 and a half bathroom jewel in one of Manhattan's most iconic skyscrapers.

NEW YORK, NEW YORK



250 East 65th Street, 4E

3 BR | 2.5 BA | \$2,695,000 250E65St4E.com

Welcome to 4E, this spacious and light filled apartment is located at 250 East 65th Street.



**LESLIE S MODELL | THE MODELL TEAM**  
Senior Global Real Estate Advisor, Associate Broker  
212.606.7668 | modellteam.com  
leslies.modell@sothebys.realty

SOTHEBY'S INTERNATIONAL REALTY - EAST SIDE MANHATTAN BROKERAGE | 650 MADISON AVENUE NEW YORK, NEW YORK 10022 | SOTHEBYSREALTY.COM/NYC

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

# The Chatham Condominium Your Resident Specialist



**Leslie S Modell | The Modell Team**  
Senior Global Real Estate Advisor  
Associate Broker  
212.606.7668 | modellteam.com  
leslies.modell@sothebys.realty



181 East 65th Street, 22B

3 BR | 3.5 BATH  
\$5,895,000

Welcome to luxurious living at the Chatham Condominium! With captivating panoramic views from every room, this sun-drenched, corner 3 Bedroom 3.5 Bath gem offers a stunning blend of modern sophistication with refined finishes throughout. This exquisite home is brightened by massive bay windows on triple exposures (West, East and North) that offer open views including four rooms that face West to Central Park.

181E65ST22B.COM



**Sotheby's**  
INTERNATIONAL REALTY

SOTHEBY'S INTERNATIONAL REALTY - EAST SIDE MANHATTAN BROKERAGE | 650 MADISON AVENUE NEW YORK, NEW YORK 10022 | SOTHEBYSREALTY.COM/NYC

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



# The Perfect Large Pied a Terre



**Armin B. Allen**  
Senior Global Real Estate Advisor  
Associate Broker  
917.533.7949  
armin.allen@sothebys.realty



**Kathryn Steinberg**  
Senior Global Real Estate Advisor  
Associate Broker  
212.606.7756  
kathryn.steinberg@sothebys.realty

3 East 77th Street, 3A

2 BR | 2 BA  
\$2,900,000

MAJOR PRICE REDUCTION !!! This elegant, classic Rosario Candela apartment has been beautifully and discretely renovated to perfection. One enters through a large gracious foyer, with exquisite mahogany paneled doors, that leads to an almost square formal dining room or study. To the south, off a small private corridor, are the two well proportioned bedrooms with ample closets and restored, en suite, bathrooms. The large and inviting rectangular living room has a decorative fireplace. Over-size, eight over eight, mullioned, replacement windows in living room, bedrooms and one bathroom; twin six over six windows in dining room.

3EAST77ST3A.COM



# Exquisite Prewar Full-Floor Coop



**Kathryn Steinberg**  
Senior Global Real Estate Advisor  
Associate Broker  
212.606.7756  
kathryn.steinberg@sothebys.realty



**Armin B. Allen**  
Senior Global Real Estate Advisor  
Associate Broker  
917.533.7949  
armin.allen@sothebys.realty

635 Park Avenue, 9th Floor

4 BR | 4 BA  
\$11,500,000

This large, magnificently proportioned, 14-into-10 room apartment encompasses the entire 9th floor of 635 Park Avenue, a building designed in 1912 by the renowned architect J.E.R. Carpenter. Attractively renovated by Colefax and Fowler and other designers, the apartment has been meticulously maintained and, truly, is in pristine condition. The property is full of light with 10' ceilings and has large eight-over-eight mullioned windows as well as central and thru-wall air conditioning throughout.

635PARKAVE9THFLR.COM







## 150 Central Park South



Lisa Larson  
Senior Global Real Estate Advisor  
Associate Broker  
917.678.7042 | lisailarson.com  
lisa.larson@sothebys.realty



### 150 Central Park South, 1201

2 BR | 2 BA  
\$2,530,000

With majestic Central Park as its backdrop, enjoy captivating views through a wall of oversized windows high above the treetops and experience the magic of New York City's changing seasons. Perfectly situated in the legendary white-glove Hampshire House, this sun-filled and airy high floor two-bedroom apartment boasts gracious proportions, gorgeous architectural details, and breathtaking sunrises and sunsets.

150CENTRALPARKSOUTH1201.COM



**Sotheby's**  
INTERNATIONAL REALTY

**Sotheby's**  
INTERNATIONAL REALTY



## Congratulations Lisa Larson Top 100 Sales Associate 2023

Lisa has consistently ranked as one of Sotheby's International Realty's top 100 Sales Associates Nationwide and one of America's Top Real Estate Agents by Sales Volume in The Wall Street Journal/REAL Trends Rankings, representing clients in Manhattan's luxury co-op, condominium, and townhouse markets.

**LISA LARSON**  
Senior Global Real Estate Advisor  
Associate Broker  
917.678.7042 | lisailarson.com  
lisa.larson@sothebys.realty

### CARNEGIE HILL CO-OP



### 16 East 96th Street, 7BE

5 BR | 5.5 BA | **RECENTLY SOLD**

lisailarson.com

### CHELSEA CONDO



### 532 West 20th Street, 9

3 BR | 3.5 BA | **RECENTLY SOLD**

lisailarson.com



BROOKLYN, NEW YORK



21 India Street, 30C

1 BR | 1 BA | \$1,225,000 21India30C.com

High-floor corner residence with private balcony, impeccable finishes, and wraparound windows that frame unobstructed river views.

NEW YORK, NEW YORK



234 West 138th Street | Townhouse

5 BR | 2.5 BA | \$2,995,000

234w138.com

STAN PONTE

Senior Global Real Estate Advisor  
Associate Broker  
646.489.3066 | stanponte.com  
stan.ponte@sothebys.realty

COLIN MONTGOMERY

Associate Broker  
646.319.3114  
colinmontgomery.com  
colin.montgomery@sothebys.realty

NEW YORK, NEW YORK



327 Convent Avenue | Townhouse

6 BR | 5 BA | \$2,695,000

327Convent.com

# Flagship Manhattan Mansion



770 Madison Avenue

\$35,000,000

770 Madison Avenue is a rare flagship mansion opportunity located on one of the most heavily trafficked corners of this iconic and bespoke luxury retail corridor. Spanning approximately 6,839 square feet across five floors plus basement, 770 Madison Avenue offers North, East and West facing windows as well as a generous passenger elevator.

770MADISONAVENUE.COM

Joshua Judge & The  
Office of Stan Ponte

joshuajudge.com | 212.606.4109  
stan.ponte@sothebys.realty  
joshua.judge@sothebys.realty





# 815 Park Avenue



**Stan Ponte**  
Senior Global Real Estate Advisor  
Associate Broker  
646.489.3066 | stanponte.com  
stan.ponte@sothebys.realty

**Matthew Fox**  
Licensed Salesperson  
646.238.0078  
matthew.fox@sothebys.realty

815 Park Avenue, 12A  
2 BR | 2 BA  
\$2,850,000

Sun drenched corner two bedroom along Park Avenue ideally located in the heart of the Upper East Side. Enter through a semi-private landing and you will be greeted with a gracious foyer with two spacious closets. The natural light immediately floods both the living room and adjacent dining room with views over Park Avenue. You will enjoy herringbone pattern floors, a wood burning fireplace, high ceilings and grand proportions.



815PARK12A.COM



NEW YORK, NEW YORK



303 East 77th Street, PHD  
2 BR | 2 BA | \$2,395,000 303E77Penthouse.com

Welcome to 303 East 77th Street, PHD. This designer penthouse soars above Lenox Hill and has incredible city views and double terraces.

NEW YORK, NEW YORK



303 East 77th Street, 14A  
3 BR | 3 BA | \$2,975,000 303East77th14A.com

The floor-to-ceiling windows flood this corner unit with natural sunlight and provide sprawling city views to the south, west and north.

**STAN PONTE**  
Senior Global Real Estate Advisor  
Associate Broker  
646.489.3066 | stanponte.com  
stan.ponte@sothebys.realty

**JOSHUA JUDGE**  
Senior Global Real Estate Advisor  
Associate Broker  
917.553.7701  
joshua.judge@sothebys.realty



NEW YORK, NEW YORK



124 East 79th Street, PHA

3 BR | 3.5 BA | \$5,200,000

124East79PHA.com

MARIA BAZO | SERENA BOARDMAN

917.657.3513 maria.bazo@sothebys.realty

NEW YORK, NEW YORK



784 Park Avenue, 17A

2 BR | 2.5 BA | \$3,900,000

784ParkAve17A.com

PAMELA O'CONNOR

917.572.4973 pamelaoconnor@sothebys.realty

NEW YORK, NEW YORK



138 East 50th Street, 27C

2 BR | 2 BA | \$3,150,000

138E50St27C.com

GORDON T. ROBERTS

917.842.6712 gordon.roberts@sothebys.realty

NEW YORK, NEW YORK



211 Central Park West, 16G/17G

6 BR | 6 BA | \$19,795,000

211CPW16G-17G.com

JULIETTE R. JANSSENS | ALLISON B. KOFFMAN

917.748.0118 juliette.janssens@sothebys.realty

NEW YORK, NEW YORK



164 East 91st Street

5 BR | 5 BA | \$7,995,000

164East91stSale.com

LINDA M. MALONEY | GINA M. KUHNENKAMP

917.544.4604 linda.maloney@sothebys.realty

NEW YORK, NEW YORK



1 Central Park South, 1813

2 BR | 2.5 BA | \$6,800,000

1CPS1813.com

NANCY H. TELA

917.653.0997 nancy.tela@sothebys.realty

NEW YORK, NEW YORK



450 West 17th Street, 1608

2 BR | 2 BA | \$3,150,000

450W17St1608.com

ROBIN L. ROTHMAN

917.282.6064 robin.rothman@sothebys.realty

NEW YORK, NEW YORK



33 West 67th Street, 6FE

3 BR | 1.5 BA | \$2,950,000

33W67St6FE.com

CAROLINE E. Y. GUTHRIE

917.496.1010 caroline.guthrie@sothebys.realty

NEW YORK, NEW YORK



570 Park Avenue, 8D

3 BR | 3 BA | \$2,600,000

570ParkAve8D.com

LOIS NASSER

646.312.9593 lois.nasser@sothebys.realty

NEW YORK, NEW YORK



1 Beekman Place, 15A

4 BR | 4 BA | \$6,495,000

BeekmanPlace15A.com

MICHELE LLEWELYN | DIANNE M. WESTON

917.847.6967 michele.llewelyn@sothebys.realty

NEW YORK, NEW YORK



110 Central Park South, 5B

3 BR | 3.5 BA | \$5,750,000

110CPS5B.com

CRAIG GEORGE | KEVIN B. BROWN

917.886.4760 craig.george@sothebys.realty

NEW YORK, NEW YORK



40 East 88th Street, PH14E

3 BR | 3.5 BA | \$5,500,000

40E88StPH14E.com

ROBERTA L. GOLUBOCK

917.453.8350 roberta.golubock@sothebys.realty

SOTHEBY'S INTERNATIONAL REALTY - EAST SIDE MANHATTAN BROKERAGE | 650 MADISON AVENUE NEW YORK, NEW YORK 10022 | SOTHEBYSREALTY.COM/NYC

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

SOTHEBY'S INTERNATIONAL REALTY - EAST SIDE MANHATTAN BROKERAGE | 650 MADISON AVENUE NEW YORK, NEW YORK 10022 | SOTHEBYSREALTY.COM/NYC

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



217 West 20th Street



Mae H. Bagai  
Senior Global Real Estate Advisor,  
917.714.0415  
Mae.Bagai  
@sothebys.realty



Jonathan Hettinger  
Senior Global Real Estate Advisor,  
Licensed Salesperson  
305.801.8221  
Jonathan.Hettinger  
@sothebys.realty

217 West 20th Street

4 BR | 6 BA | 3 HB | 9,132 SQ. FT.  
\$22,500,000

Modern Mansion with Garage in the Heart of Chelsea Making its debut after a multi-year design and build by renowned contemporary architect Andrea Steele, 217 West 20th Street possesses a rare synergy of attributes: an inspired contemporary design, a private parking garage, elevator and cascades of natural light on every level. This mansion-sized architectural masterpiece measures 25' in width and encompasses over 9,000 sf across its 6 stories plus an additional 1,500 sf of exterior space within two terraces. Currently configured as 4 beds, 6 full baths, 3 half baths and a spa with steam shower and sauna, the townhouse could easily accommodate 2 additional beds, yielding 6 bedrooms in total. The townhouse makes a striking statement with its blackened steel lower façade and Bauhaus-inspired anodized aluminum privacy screen above.

217W20.COM



19 Montgomery Place



The Stein Team  
917.854.4411  
Jeremy.Stein  
@sothebys.realty



19 Montgomery Place

6 BR | 5 BA | 2 HB | 6,204 SQ. FT.  
\$15,000,000

19 Montgomery Place is a one-of-a-kind brick/brownstone home built by C.P.H. Gilbert at the turn of the century. 30' wide on 1.5 lots in mint condition, the single family residence underwent an end-user's meticulous 3 year gut renovation. This bright home is a modern masterpiece. If you would like additional information on this property, please do not hesitate to contact us.

19MONTGOMERY.COM





UPPER EAST SIDE



420 East 84th Street  
4 BR | 2.5 BA | \$3,850,000  
420east84thst.com

LOWER EAST SIDE



71 Ludlow Street PH4B  
3 BR | 2.5 BA | \$3,250,000  
71ludlowph4b.com

CITY, STATE



210 Spring Street 2nd Floor  
4 BR | 2 BA | \$2,950,000  
210spring2.com

BROOKLYN HEIGHTS, NEW YORK



360 Furman Street 1216  
6 BR | 5 BA | \$14,995,000  
360furmanst1216.com

BROOKLYN HEIGHTS, NEW YORK



90 Furman Street N400  
4 BR | 3 BA | \$9,699,000  
90furmanstn400.com

DUMBO, NEW YORK



1 John Street PHE  
4 BR | 4.5 BA | \$9,500,000  
1johnstphe.com

UPPER EAST SIDE



39 East 75th Street 4E  
2 BR | 2 BA | \$2,500,000  
39E75TH4E.com

MIDTOWN



244 Madison Avenue UPH  
3 BR | 2 BA | \$2,495,000  
244MadisonUPH.com

GREENWICH VILLAGE



77 East 12th Street 19A  
1 BR | 1 BA | \$1,075,000  
77e12th19a.com

DUMBO, NEW YORK



1 John Street 4B  
3 BR | 3.5 BA | \$5,799,000  
1johnst4b.com

DUMBO, NEW YORK



1 John Street 3B  
3 BR | 3.5 BA | \$5,750,000  
1johnst3b.com

DUMBO, NEW YORK



70 Washington Street 10V  
1 BR | 2.0 BA | \$1,750,000  
70washingtonst10v.com



**GLENN NORRGARD**  
Senior Global Real Estate Advisor,  
Associate Broker  
917.822.6840  
glenn.norrgard@sothebys.realty

**THE HEYMAN TEAM**  
Licensed Salespeople  
theheymanteam@sothebys.realty  
646.431.5764



MIDTOWN



205 West 57th Street 10DA

2 BR | 2.0 BA | \$2,250,000 sothebysrealty.com/id/J4PFKF

Elegantly appointed 2-bedroom 2-bath in The Osborne. This traditionally styled classic apartment is fully renovated with custom woodwork and storage throughout.

MIDTOWN



205 West 57th Street 9AB

1 BR | 1 BA | \$749,000 205west57thst9ab.com

Pied a terre perfection! Gut renovated airy and spacious 1 bedroom in the historic Osborne apartments. Over 12' ceilings with open views of Carnegie Hall and city skyline.



**ELLEN KAPIT**  
Associate Broker  
917.620.3445  
ellen.kapit@sothebys.realty

SOTHEBY'S INTERNATIONAL REALTY - DOWNTOWN MANHATTAN BROKERAGE | 149 FIFTH AVENUE, 4TH FLOOR NEW YORK, NEW YORK 10010 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

MIDTOWN CENTRAL



171 West 57th Street 8C

4 BR | 3 BA | \$3,995,000 171West57thSt8C.com

New York Dream Rarely available, this 2,600 +/- sf private floor in the beloved Briarcliffe on 57th street offers amazing volume and elegant space.

UPPER EAST SIDE



177 East 77th Street 6E

2 BR | 2 BA | \$2,095,000 177East77thSt6E.com

Perfect 2 bedroom 2-bathroom residence with private terrace, ideally located at 77th right off Third Avenue.



**SANDRA COHEN**  
Global Real Estate Advisor, Licensed Salesperson  
917.412.4918  
sandra.cohen@sothebys.realty

SOTHEBY'S INTERNATIONAL REALTY - DOWNTOWN MANHATTAN BROKERAGE | 149 FIFTH AVENUE, 4TH FLOOR NEW YORK, NEW YORK 10010 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



NOHO



20 Bond Street 2  
2 BR | 2 BA | \$2,950,000  
20BondSt2.com  
LESLIE LALEHZAR | WAYNE BURKEY  
917.847.4067 leslie.lalehzar@sothebys.realty

CHELSEA



130 West 24th Street 5A  
4 BR | 2 BA | \$2,850,000  
130W24th5A.com  
MARA FLASH BLUM  
917.607.7456 maraflash.blum@sothebys.realty

UPPER WEST SIDE



80 Riverside Boulevard 6C  
3 BR | 3 BA | \$2,750,000  
80RiversideBlvd6C.com  
ROYA COHEN  
646.599.7686 roya.cohen@sothebys.realty

CENTRAL PARK SOUTH



1 Central Park South PH2003 /  
7 BR | 8 BA | 2HB | \$70,000,000  
theplazaph.com  
N.FIELD, M. BLUM, S. MARRACHE  
917.607.7456 maraflash.blum@sothebys.realty

UPPER EAST SIDE



161 East 74th Street  
7 BR | 5.5 BA | \$9,890,000  
161East74thSt.com  
MARIA LOPEZ  
917.841.0471 maria.lopez@sothebys.realty

TRIBECA



56 Leonard Street 11BE  
4 BR | 4.5 BA | \$8,495,000  
56LeonardSt11BE.com  
TOM DOYLE  
212.431.2427 tom.doyle@sothebys.realty

FLATIRON



29 West 15th Street 6  
3 BR | 2 BA | \$2,495,000  
29West15thSt6.com  
CHERIE HINSON  
305.588.2985 cherie.hinson@sothebys.realty

KIPS BAY



201 East 28th Street 12L  
3 BR | 2 BA | \$1,650,000  
201East28thSt12L.com  
MICHAEL MEIER  
917.209.4300 michael@meierrealestate.com

UPPER EAST SIDE



425 East 63rd Street W5D  
2 BR | 2 BA | \$1,495,000  
425East63rdStW5D.com  
HEATHER & ROBERT DELEONARDIS  
917.886.9219 heather.deleonardis@sothebys.realty

PARK SLOPE



178 Garfield Place  
5 BR | 3.5 BA | \$5,995,000  
178GarfieldPl.com  
JEREMY STEIN  
917.854.4411 jeremy.stein@sothebys.realty

MIDTOWN



20 West 53rd Street 31B  
2 BR | 2.5 BA | \$5,500,000  
Baccaratresidence31b.com  
JEREMY STEIN  
917.854.4411 jeremy.stein@sothebys.realty

GARMET DISTRICT



16 West 40th Street 20C  
2 BR | 2.5 BA | \$3,295,000  
Baccaratresidence31b.com  
MARA FLASH BLUM  
917.607.7456 maraflash.blum@sothebys.realty



Create Your Urban Oasis in this  
Gracious NYC Estate Property

“The Point”  
Bellport Village, NY



Deborah Pirro, ABR  
Real Estate Salesperson  
c.516.637.5786  
deborahpirro@danielgale.com

Robert M. Hof  
Principal Broker  
718.268.1045  
terrace@  
terracesothebysrealty.com

50 Shorthill Road, Forest Hills Gardens, NYC  
6 BR | 4.5 BA | 6,127 SQ. FT.  
\$3,750,000

Discover the perfect combination of suburban living and urban convenience in this gracious home overlooking the winding streets and towering trees of Forest Hills Gardens. All this and just 15 minutes from midtown Manhattan.

FORESTHILLSREALESTATE.COM/PROPERTY ID#LD8WRN



16 Point Road, Bellport Village, NY  
5 BR | 5 BA | 3.37 ACRES | \$16,500,000  
Step into the charm of "The Point", an Estate where elegance and history meet profound luxury. Enveloped in 3.37 acres, the extremely private setting comprises meticulous gardens and a harmonious blend of mature plantings. Take in classic interiors with details reflecting the 1920's elite, while enjoying exceptional amenities including a heated gunite pool/spa, Har-Tru tennis, and your own deep-water dock and sandy beach. Reach out to me to delve into "The Point's" architectural detail and famed history, and secure your personal viewing.  
A Masterpiece Collection Listing.





Nothing compares to being at home  
in Westhampton Beach

“Bay Breeze”  
Bellport Village, NY



Rosemary O'Neill  
Real Estate Salesperson  
c.516.578.3099  
rosemaryoneill@danielgale.com



Deborah Pirro, ABR  
Real Estate Salesperson  
c.516.637.5786  
deborahpirro@danielgale.com

7 Stillwaters Lane, Westhampton Beach, NY

6 BR | 4.5 BA | 45,738 SQ. FT.  
\$3,995,000

Explore this spacious traditional home across three levels. The main floor boasts an open concept kitchen, dining, and living area with cathedral ceilings and a fireplace. Enjoy a large office/den, junior primary en-suite, laundry, and powder room. Upstairs, discover a stunning primary suite, two more bedrooms, and a full family bath. The lower level offers two additional bedrooms, a full bath, and a sauna. A bonus room with a wet bar leads to the outdoor in-ground pool, surrounded by multi-level decking and a tennis court. This home is perfect for year-round enjoyment.



DANIELGALE.COM/LISTING/DGID758389/



Deborah Pirro, ABR  
Real Estate Salesperson  
c.516.637.5786  
deborahpirro@danielgale.com



8 Titus Lane, Bellport Village, NY

5 BR | 6.5 BA | 2.4 ACRES | \$8,195,000

"Bay Breeze" is a resplendent 5-bedroom Colonial-style waterfront Estate on 2.48-acres with incredible sunrise and sunset views over the Great South Bay. Flowering gardens meet the 248 ft. seawall where a boat dock provides easy access to the bay. Swimming pool, pool house, tennis court, caddy shack and 3-tee practice wedge range. Spacious and tranquil primary suite with 2 custom dressing rooms and 2 luxurious en suite baths. Elevator. Attached 4-bay garage.

A Masterpiece Collection Listing.

DANIELGALE.COM/LISTING/DGID330743





“Wyomissing”

Bayfront Specialist

Kathryn (Cottie)  
Maxwell Pournaras  
Associate Real Estate Broker  
Gold Circle of Excellence  
Charter Member  
c.516.857.3011  
kathrynmaxwell@danielgale.com  
cottiemaxwellrealestate.com



339 Duck Pond Road, Locust Valley, NY

10 BR | 10.55 BA | 6.33 ACRES  
\$9,875,000

Nestled in Matinecock's esteemed Village, this 1926 French Normandy Estate on 6+ prime acres was commissioned by J.D. Lyons and crafted by Delano and Aldrich. Masterfully redesigned by Oliver Cope, Miles Redd and Ed Hollander, it offers luxurious living with intimate rooms for a modern lifestyle. An exceptional octagonal room adds unique charm. Tranquil grounds feature a pool, tennis court, and more. A Masterpiece Collection Listing, MLS# 3418872.



Carol Szynaka, CBR  
Associate Real Estate Broker  
Gold Circle of Excellence  
c.917.640.2622  
carolszynaka@danielgale.com

Dive into bayfront excellence with Carol Szynaka, your trusted East End advisor. Scan for exclusive insights or call 917.640.2622 for a personalized, no-obligation consultation. Let me help you find your dream waterfront property.



LINKEDIN/GOOGLE/INSTAGRAM/FB: CAROL SZYNAKA

CAROLSZYNAKA.DANIELGALE.COM







## Presenting Brookedge



Gale Keenan  
Associate Real Estate Broker  
c. 516.353.8800  
galekeen@daniegale.com

Laura Dunphy  
Real Estate Salesperson  
c. 516.443.3238  
lauradunphy@daniegale.com

## "The Smith" Manhasset, NY



Patricia Moroney  
Real Estate Salesperson  
c.516.313.8966  
patriciamoroney  
@daniegale.com



### A Slice of History, Luxury, and Village Charm

8 BR | 5.5 BA | 6000 SQ. FT.  
\$5,300,000

An exceptionally built Colonial Revival nestled in the heart of Plandome Village, offering the perfect blend of luxury and convenience. The historic Estate, which includes a charming Cottage, features beautifully landscaped grounds with a pond, a meandering brook and a copse of mature trees, creating a retreat-like atmosphere. Set on 1.8 acres, the expansive property also provides two subdivision options.



DANIELGALE.COM/ID/3525871



### 50 South Drive

7 BR | 7 BA | 6,000 SQ. FT.

"The Smith" is a 7-bedroom pre-war masterpiece of Colonial Revival design beautifully sited on a manicured double .56-acre lot. Reconstructed and expanded from the ground up in 2010, the residence is solidly engineered to last for generations to come with stylish finishes for today's lifestyle. New luxurious primary suite. Lower level designed for wellness, recreation and entertaining. Heated 20' x 40' saltwater swimming pool and 2 1/2-bay attached garage.

A Masterpiece Collection Listing. MLS#3502400. \$6,749,000.

DANIELGALE.COM/LISTING/DGID1874065





# Goose Creek, Fabled 5.5 Acre Waterfront Property

# "The Vineyards" A One-of-a-Kind, Trophy Property with Tennis



Beate V Moore  
Associate Broker  
516.527.7868  
Beate.Moore  
@sothebys.realty



30 Wainscott Stone Road, Wainscott  
7 BR | 7.5 BA | 5,400 SQ. FT.  
\$19,750,000

On 5.5 secluded acres overlooking Georgica Pond, a stone's throw from both the ocean at Beach Lane and Georgica Association, stands arguably the most storied property in all of the Hamptons- Goose Creek. This newly renovated/rebuilt home offers 7+ bedrooms and multiple entertaining parlors. Brand new gunite pool, tennis, room for horses, and a free standing one bedroom cottage.

FABLEDGOOSECREEK.COM



Frank Bodenchak  
Licensed Salesperson  
917.968.9020  
Frank.Bodenchak  
@sothebys.realty



Dawn Bodenchak  
Licensed Salesperson  
646.382.4055  
Dawn.Bodenchak  
@sothebys.realty

"THE VINEYARDS" 1953 SCUTTLE HOLE ROAD, BRIDGEHAMPTON  
9 BR | 12.0 BA | 15,206 SQ. FT.  
\$21,000,000

This 15,206± sq.ft. new construction (plus an additional 3000± ft. of covered porches and outdoor structures) is a one-of-a-kind. The 4.1± acre, full-lawn, trophy property has a flat site plan that offers unlimited potential. Stables, art studios, barns, or collector car showcase are all options on the spectacularly sized property. Uniquely, the property offers 360 degree views of vineyards and farms--over 100 acres of additional property vistas in all. The estate is oriented South and West for ideal light and sunsets. And the house is set back 750' from the nearest street, for the ultimate privacy. There is nothing like it in the Hamptons.

THEVINEYARDESTATE.COM





Bodenchak Team

South-of-Highway  
New Construction with Tennis



YOUR HAMPTONS  
NEW CONSTRUCTION  
SPECIALIST

Frank Bodenchak  
Licensed Salesperson  
917.968.9020  
Frank.Bodenchak@sothebys.realty  
Dawn Bodenchak  
Licensed Salesperson  
646.382.4055  
Dawn.Bodenchak@sothebys.realty

Frank and Dawn Bodenchak are involved in 30-40 deals per year, making them perhaps the most active Hamptons agent team. They pride themselves on knowledge, experience, honesty, marketing, and work ethic. They are tireless at seeking the best results possible for their clients.

- #1 LAND SALES
- #1 SALES
- #2 RENTALS

BODENCHAKTEAM.COM



Dawn  
Bodenchak  
Licensed Salesperson  
646.382.4055  
Dawn.Bodenchak  
@sothebys.realty



Frank  
Bodenchak  
Licensed Salesperson  
917.968.9020  
Frank.Bodenchak  
@sothebys.realty

134 KELLIS POND LANE, BRIDGEHAMPTON SOUTH  
9 BR | 9.5 BA | 10,850 SQ. FT.  
\$15,250,000

Introducing the only new construction with tennis under \$19M in Bridgehampton South. Offered at pre-completion at \$15.25M, with completion expected March 15, 2024. The site is idyllic--at the end of a quiet cul-de-sac, one house from Kellis Pond, across from protected reserve. South of the lane, head to one of 3 nearby ocean beaches, past over 70 acres of farms. Or head North past Babinski Farm Stand and manicured equestrian stables to Bridgehampton Commons or Village, each a couple miles away. The modern new construction offers 4 levels of living with elevator. There are 3 levels of interior space, plus roof deck, with field views beyond, and pond views to the East.

134KELLISPONDLANE.COM





# Waterfront New Construction with Dock



**Frank Bodenchak**  
Licensed Salesperson  
917.968.9020  
Frank.Bodenchak  
@sothebys.realty



**Dawn Bodenchak**  
Licensed Salesperson  
646.382.4055  
Dawn.Bodenchak  
@sothebys.realty

199 GEORGIAN LANE, WATER MILL SOUTH  
8 BR | 10.0 BA | 8,900 SQ. FT.  
\$18,750,000  
Introducing our newest Waterfront exclusive -- A sophisticated modern new construction with dock. Completion April 2024. Hamptons Development Group, with its experienced build/design team, is executing another architectural masterpiece. This sleek design was erected with integrated steel beams and showcases floor-to-ceiling glass windows in nearly every room. This is the only estate-caliber, waterfront new construction with dock that is under \$20M. Offered pre-construction at \$18.75M, this offering may not last. The offering sits on a cul-de-sac in a quiet, Water Mill South setting. The offering offers ample lawn and a dock from which to launch your boat to the beach.



GEORGIANLANE.COM

# European-Style Villa, Gorgeous Landscaping & Stunning Sunsets



**Cindy Shea**  
Associate Broker  
631.680.3079  
Cindy.Shea  
@SIR.com



**160 Long Lane, East Hampton**  
4 BR | 4 BA | 3,418 SQ. FT.  
\$5,995,000

As you pass through the entrance gates, you immediately sense the tranquil ambiance of this European-style villa. Surrounded by gorgeous landscaping, curated and nurtured for decades, the stucco Mediterranean architecture of the residence conveys calm and serenity. Renovated in 2019, the Kirby Grimes design home is set on a .92+/- acre parcel and provides sweeping sunset vistas.



160LONGLANE.COM





# Magnificent East Hampton Village Modern, South of the Highway



Cindy Shea  
Associate Broker  
631.680.3079  
Cindy.Shea  
@SIR.com

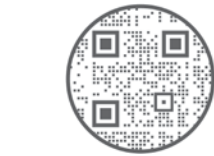


## 63 Jericho Road, East Hampton

6 BR | 6.5 BA | 4,000 SQ. FT.  
\$11,995,000

Breathtaking gardens provide a stunning setting for this new modern home, with six bedrooms, six-and-one-half bathrooms, spacious common rooms, and a solar-heated saltwater gunite pool. The residence is an architectural work of art in steel and glass, with meticulous attention to detail and highest-end level of finishes, designed by an AIA award-winning architect for herself.

63JERICHOROAD.COM



Sotheby's  
INTERNATIONAL REALTY

## SOUTHAMPTON, NEW YORK



## Waterfront Compound with Tennis, Pool, and Two Private Docks

7 BR | 5 BA | \$8,995,000 SouthamptnWaterfrontCompound.com

A canvas for your dreams, two single and separate waterfront homes. Properties can be purchased as a compound or separately.

## WATER MILL, NEW YORK



## New Designer Home with Orchard Farm Views

7 BR | 7.0 BA | \$5,495,000  
298MontaukHighway.com



ANGELA BOYER-STUMP  
Associate Broker  
917.207.7777  
angela.boyer@sothebys.realty

## EAST HAMPTON, NEW YORK



## Captivating Traditional in the Heart of Historic Springs

3 BR | 2 BA | \$2,595,000  
969SpringsFireplaceRoad.com



MONTAUK, NEW YORK



Two Contiguous Single and Separate Properties in the Coveted Ditch Plains Beach

8 BR | 5.5 BA | \$8,250,000 36and40DitchPlains.com

A rare and exquisite opportunity to own a turnkey compound in sought-after Ditch Plains. Moments from the ocean shore, properties also offered separately.

SOUTHAMPTON, NEW YORK



Impeccably Designed New Home in Southampton Village

7 BR | 7.5 BA | \$6,495,000

94Pelletreau.com



**ANGELA BOYER-STUMP**  
Licensed Salesperson  
917.207.7777  
angela.boyer@sothebys.realty

SAG HARBOR, NEW YORK



Single Story Oasis with Pool, Pool House and Tennis

5 BR | 7 BA | 2,999,000

1875-NoyacPath.com

# Fresh, Move-In and New Southampton Classic with Pool



Sharon Stern  
Associate Broker  
917.226.5054  
Sharon.Stern  
@sothebys.realty



25 Oldfield Road, Southampton

4 BR | 3.5 BA | 2,848 SQ. FT.  
\$3,250,000

Newly constructed and renovated to perfection. Designed by Anthony Vermondois, this home is superbly located on a quiet street and borders acres of vacant land, just north of Southampton Village. Built to an excellent standard and incorporating an extensive renovation of the original cottage, this newly built 2,850+/- sq ft. home on approximately 0.6 acres is truly special.

25OLDFIELDRoad.COM





# Total Renovation - Waterfront Estate



344 Great Plains Road, Southampton, NY

5 BR | 6.5 BA | 4,858 SQ. FT.  
PRICE REDUCED, NOW: \$14,995,000

Complete top-to-bottom renovation on Taylor Creek in Southampton's Estate Section: Full-scale, modern recreation of this elegant 5-bedroom estate home with pool and pool house with 120± ft. on Taylor Creek. All-new features include the brand-new kitchen, bathrooms, modern lighting, millwork, stone work, appliances, mechanicals, matte-finished flooring, outdoor patio, new in-pool spa, and immaculate pool house. Double height entry hall and great room are flooded with light, now that exterior tree, and landscape have been opened up, also allowing for gorgeous views. The private driveway also includes a large parking court.



344GREATPLAINSROAD.COM

**Harald Grant**  
Associate Broker  
516.527.7712  
Harald.Grant  
@sothebys.realty

**Bruce Grant**  
Licensed Salesperson  
516.840.7034  
Bruce.Grant  
@sothebys.realty



REMSENBURG, NEW YORK



Historic Gated Country Estate with Gunite Pool, Tennis and Cabana

4 BR | 3.5 BA | \$2,575,000 sothebysrealty.com/id/7TPPPJ

QUOGUE, NEW YORK



Lovingly-Maintained Home in Coveted Quogue

3 BR | 3.0 BA | \$1,450,000  
sothebysrealty.com/id/6P7JMR

WESTHAMPTON, NEW YORK



In Contract | South of the Highway Four-Bedroom Gem

4 BR | 2.5 BA | \$1,275,000  
sothebysrealty.com/id/Q47GJC



**DEIRDRE DEVITA**  
Associate Broker  
212.580.3969  
deirdre.devita@sothebys.realty  
Sotheby's International Realty Company-Owned Brokerages' Top 100 Sales Associate in Q4 2023



# Waterfront Luxury on 2.4 Acres



Deborah Srb  
Associate Broker  
516.445.6828  
Deborah.Srb  
@sothebys.realty



## 53 Bay Avenue, Water Mill

4 BR | 3.5 BA | 5,039 SQ. FT.  
\$9,950,000

Experience waterfront luxury at Hayground Cove's modern farmhouse with 4 bedrooms, 3.5 baths, 5,039 sq ft on 2.4 acres. Highlights: 25 ft ceilings, chef's kitchen, en-suite primary with deck, office/studio, garage, generator, geothermal system, Sonos audio, security. Outside, enjoy a heated pool, private dock, and 14 ft. Boston Whaler. Minutes from Mecox beach.



SOTHEBYSREALTY.COM/ID/TP8XQ3



# Prestigious Georgica Road Estate



Paula Butler  
Associate Broker  
917.993.3686  
Paula.Butler  
@sothebysrealty.com



## 63 Georgica Road, East Hampton

6 BR | 5.0 BA | 2+/- ACRE  
PRICE UPON REQUEST

Rare two acre property located on one of East Hampton Village's most sought after estate lanes is minutes to the ocean and village. The gates open to a long, tree lined driveway that leads to the shingle style house on a hill. The private setting is surrounded by sweeping lawns and mature trees. In 2000, the house was rebuilt and expanded & recently reimagined by the leading NYC firm McMillen Inc.



63GEORGICAROAD.COM





# Architectural Masterpiece Located in Danbury

# Luxury Living Meets Coastal Charm



LM Homes Team  
at William Pitt Sotheby's  
International Realty  
203.644.6172  
LM.Homes  
@sothebysrealty.com



LM Homes Team  
at William Pitt Sotheby's  
International Realty  
203.644.6172  
LM.Homes  
@sothebysrealty.com



196-200 Franklin Street Extension, Danbury, CT  
6 BR | 6.5 BA | 7,563 SQ. FT.  
\$2,199,000

The focal point of this architectural masterpiece is the contemporary-style home that seamlessly integrates with its environment. This unique and expansive home boasts 18 rooms, an 8-car garage, and a serene landscape that includes a 20-foot waterfall and moving brook. Entertain and unwind in style with the indoor pool and panoramic views of the backyard wildlife and patio.

SOTHEBYSREALTY.COM/ID/3F27NL



11 Harbor Road, Westport, CT  
4 BR | 4.0 BA | 3,566 SQ. FT.  
\$3,999,999

Welcome to Saugatuck Shores, where luxury living meets coastal charm in this stunning waterfront contemporary property built by renowned architect Michael Greenberg! The highlight of this property is the inviting heated gunite Shoreline pool, a perfect oasis for relaxation and entertaining, set against the backdrop of beautiful grounds that enhance the overall tranquility of the home.

SOTHEBYSREALTY.COM/ID/X2GYC8







## Southern New England's Most Coveted Waterfront Location



Judi Caracausa  
Associate Broker  
860.912.9903  
buymystic@aol.com

The Smyth Team  
Realtors®  
860.867.6621  
psmyth@wpsir.com

## Chatfield Hollow Farm and Chatfield Hollow Inn



Betsy Anderson  
Sales Associate  
203.641.3233  
banderson@wpsir.com



### Wamphassuc Point, Stonington, Connecticut

4 BR | 4/1 BA | 6341 SQ. FT.  
\$13,950,000

The 22-acre private peninsula includes an adjacent 2.7-acre lot and boasts stunning water views. The property features more than 3,000 feet of water frontage on Fishers Island Sound and inspiring panoramic views as far as Montauk Point. A magnificent 130-foot Ipe dock, constructed in 2020, has a motorized lift that currently accommodates a 40-foot power boat.

STONINGTONWATERFRONTESTATE.COM



### 10-12 Firetower Road, Killingworth, CT 06419

9 BR | 6.1 BA | 4838 SQ. FT. | 20.6 ACRES  
\$2,500,000

An exquisite, private compound surrounded by nature. With endless opportunities for personal enjoyment, equestrian pursuits, or farming, this pristine property is your chance to create the escape you've always dreamed of. Business potential is also available. Call to inquire.

CHATFIELDHOLLOWFARMKILLINGWORTH.COM

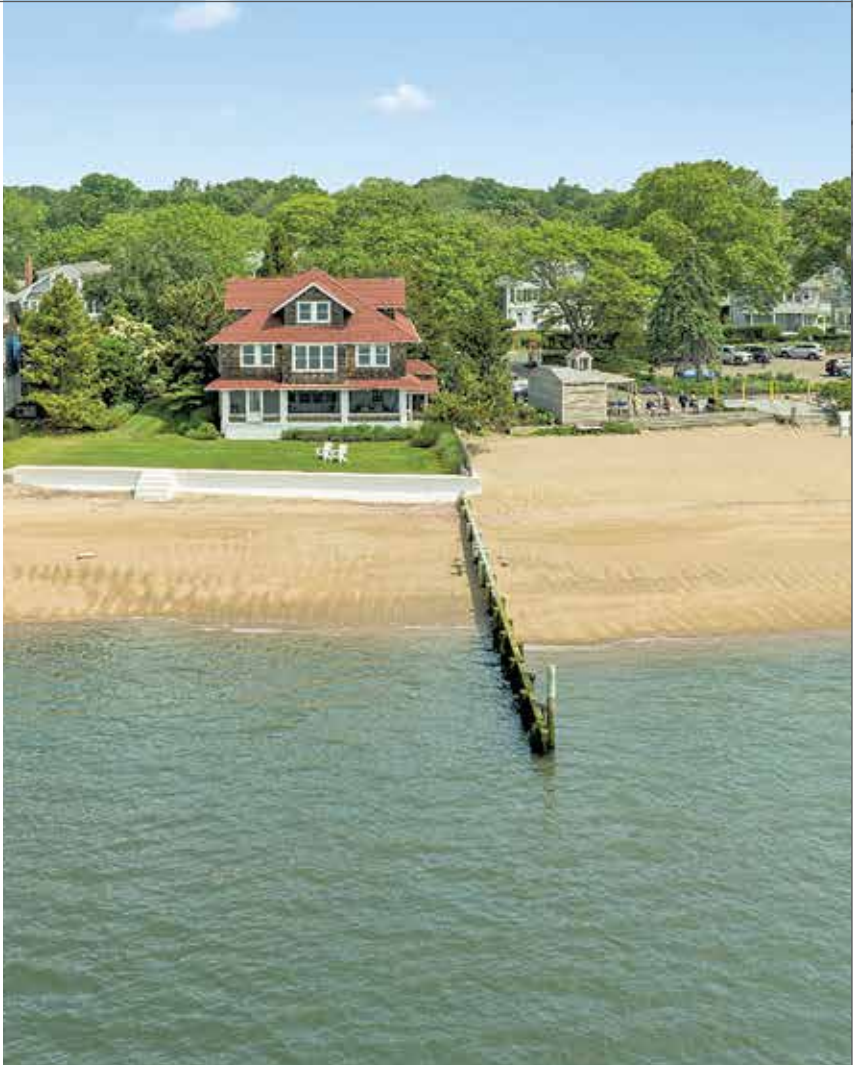




# The Residences at 66 High Street on the CT Shoreline



# One of the CT Shoreline’s most iconic waterfront properties



The Margaret Muir Team  
Sales Associates  
203.415.9187  
mmuir@wpsir.com

Margaret Muir  
Sales Associate  
203.415.9187  
mmuir@wpsir.com



66 High Street, Unit 54, Guilford, CT 06437  
2 BR | 2 BA | 2035 SQ. FT.  
\$1,795,000

Be the first to live in this just completed highly awarded luxury condominium a short walk from the historic Guilford Green. With spectacular marsh and Long Island Sound views, this third floor unit also enjoys unforgettable sunsets. Accessed by a central elevator the home's single level, open floor plan, high ceilings, luxurious finishes and spacious rooms make for carefree living.



66HIGHSTREET54.COM



118 Middle Beach Road, Madison, CT 06443  
7 BR | 5.2 BA | 5075 SQ. FT.  
\$3,350,000

'Red Top' as it's locally known - has panoramic views of L.I. Sound from every room & space for all. This Architectural Digest ready gem has an open floor plan and oozes charm recalling the glamour and comfort of a bygone era. This unique getaway, with private beach, was built for entertaining and gatherings of all types. This storied retreat is still just 90 miles/90minutes from Manhattan.



118MIDDLEBEACHROAD.COM





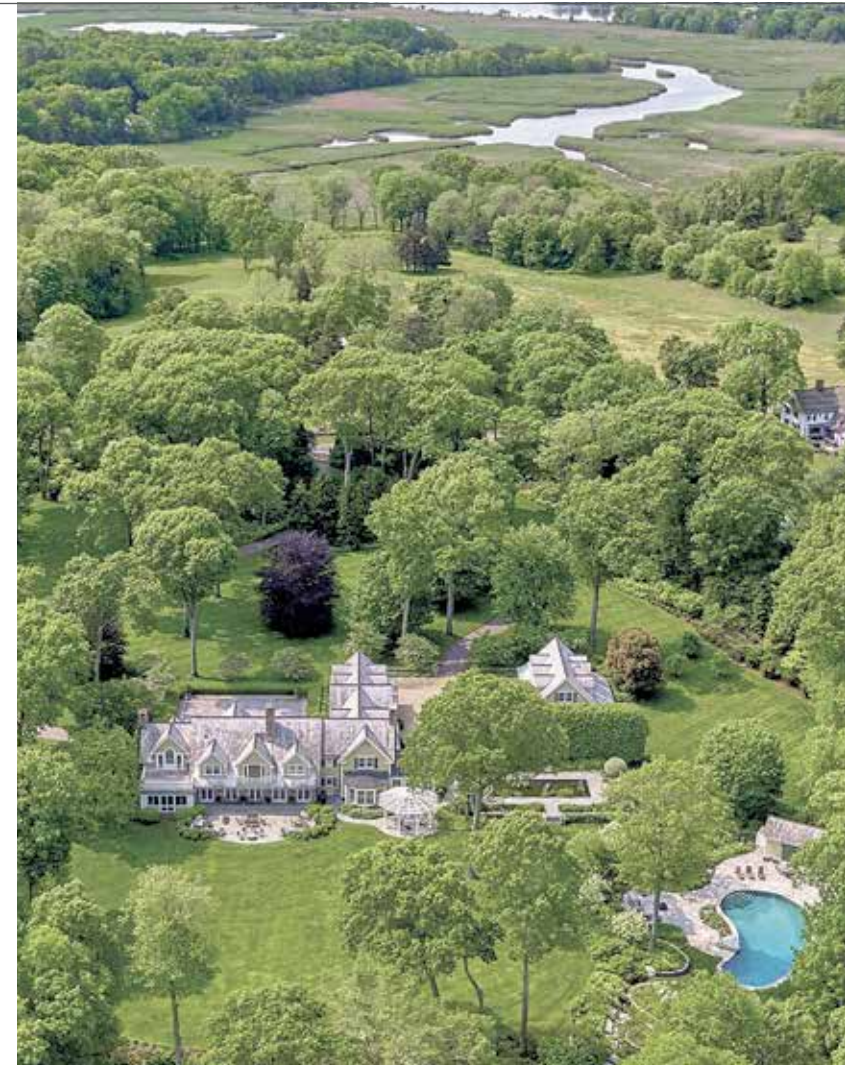


## Exquisite Custom-Built Colonial with Contemporary Flair



Shawn Atkinson  
Realtor®  
860.575.9269  
satkinson@wpsir.com

## Waterfront Architectural Masterpiece



Jamie Childs  
Realtor®  
860.501.2110  
jchilds@wpsir.com



32 River Road Drive, Essex CT

4 BR | 3/2 BA | 4,961 SQ. FT.  
\$1,695,000

The quality and attention to detail of this home is unmatched! The two-story foyer features a stunning curved staircase and entertainment area, which flows into a chef's kitchen with a massive granite island! Enjoy the recently completed state-of-the-art recording studio. This must-see home is located in the historic town of Essex, located a short drive to major airports and railways.

SOTHEBYSREALTY.COM/ID/T3GTCZ



109 Elys Ferry Road , Lyme, CT

5 BR | 4/2 BA | 9,489 SQ. FT.  
\$14,900,000

The molding, woodwork, paneling, painting, and design are of the highest level of craftsmanship and can be seen in every detail. The secluded, gated estate is situated on just over 11.5 magnificently landscaped acres. Majestic views of Hamburg Cove with nearly 350+ feet of water frontage and a private dock and an exclusively private beach.

SOTHEBYSREALTY.COM/ID/WC4WP9





You’ve arrived at ...DAYBREAK



The Sam Joseph Team  
Sam Joseph  
Team Leader  
Sales Associate  
917.359.8990

James “Jamic”  
MacDonald  
Sales Associate  
973.803.0799

Dominick Dellaratta  
Sales Associate  
212.729.4181

Tiffany Booker  
Sales Associate  
973.460.4674

88 South Mountain Avenue, Montclair, New Jersey

8 BR | 8.1 BA  
\$7,500,000

Daybreak Estate: Where Luxury Meets Legacy in Montclair. This sprawling residence, steeped in history and radiating refined elegance, offers an unmatched living experience from the moment you step into the breathtaking entrance foyer with stunning signature staircase. The banquet-sized dining room comfortably seats 20, and the custom kitchen features the largest island this side of the Hudson River. Two-story pool atrium complete with a full chef’s kitchen, changing rooms and baths with a wall of glass that opens onto the expansive stone patio and private garden.



You’ve arrived at...  
DAYBREAK

The Sam Joseph Team  
Sam Joseph  
Team Leader  
Sales Associate  
917.359.8990

James “Jamic”  
MacDonald  
Sales Associate  
973.803.0799

Dominick Dellaratta  
Sales Associate  
212.729.4181

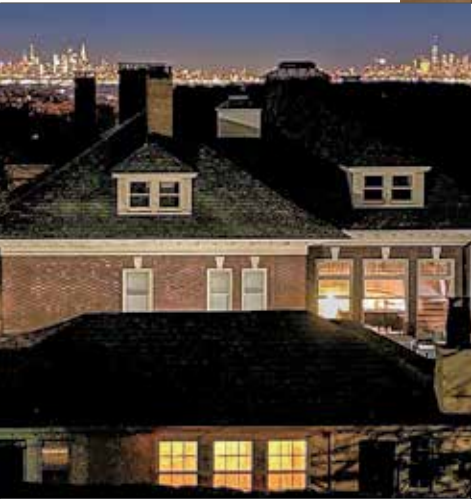
Tiffany Booker  
Sales Associate  
973.460.4674



88 South Mountain Avenue, Montclair, New Jersey

8 BR | 8.1 BA  
\$7,500,000

The 2nd floor features 5 gracious bedrooms with baths en-suite, a luxurious primary with fireplace and breathtaking NYC views. The 3rd floor is the entertainment hub with a vaulted ceiling recreation room, additional bedroom, bath, and a full 1 bedroom apartment. Four-car carriage house offers a second self-contained apartment. Daybreak Estate is not just a home; it's a legacy.





# Immerse Yourself in Unrivaled Privacy and Luxury



The Sam Joseph Team  
Sam Joseph  
Team Leader  
Sales Associate  
917.359.8990

James “Jamic”  
MacDonald  
Sales Associate  
973.803.0799

Dominick Dellaratta  
Sales Associate  
212.729.4181

Tiffany Booker  
Sales Associate  
973.460.4674

6 Lynwood Way, West Orange, New Jersey  
8 BR | 4.2 BA | 2.1 ACRES | 4 BUILDINGS  
\$2,999,000

Beyond the gates of Llewelyn Park’s prestigious community lies a hidden oasis: a sprawling 2-acre estate offering unparalleled privacy and luxurious living. Imagine your private sanctuary, nestled amidst mature trees and meticulously landscaped grounds, this secluded compound transcends typical living spaces. Unwind in the light-filled main house, featuring 4 bedrooms, 2.2 baths, and a spacious kitchen/family room that soars under vaulted ceilings and skylights. Gaze out to your private haven, where a sparkling pool beckons under the summer sun. A haven for family and guests, a charming 2 bedroom, 1 bath cottage with its private gardens provides a delightful retreat.



## Enchanting Compound in Llewelyn Park

The Sam Joseph Team  
Sam Joseph  
Team Leader  
Sales Associate  
917.359.8990

James “Jamic”  
MacDonald  
Sales Associate  
973.803.0799

Dominick Dellaratta  
Sales Associate  
212.729.4181

Tiffany Booker  
Sales Associate  
973.460.4674



6 Lynwood Way, West Orange, New Jersey  
8 BR | 4.2 BA | 2.1 ACRES | 4 BUILDINGS  
\$2,999,000

Live the dream! This exceptional estate isn't just a residence; it's a lifestyle. Imagine leisurely days by the pool, vibrant evenings under the stars, and the serene quietude of your private world. Don't miss this rare opportunity to own a piece of Llewelyn Park's legacy.







# Stunning Contemporary Colonial in Llewellyn Park



The Sam Joseph Team  
Sam Joseph  
Team Leader  
Sales Associate  
917.359.8990

James "Jamic"  
MacDonald  
Sales Associate  
973.803.0799

Dominick Dellaratta  
Sales Associate  
212.729.4181

Tiffany Booker  
Sales Associate  
973.460.4674



35 Glen Avenue, Llewellyn Park, West Orange, New Jersey

4 BR | 5.1 BA  
\$1,499,000

This custom-built home features a two-story great room with a massive fireplace, and an open gourmet kitchen perfect for entertaining. Situated on a large private lot with a shimmering saltwater pool, and a three-car garage. Only 12 miles from New York City.



SOUTH ORANGE, NEW JERSEY



305 Hartford Road

7 BR | 3.2 BA | \$1,700,000

This gorgeous updated home with carriage house sits on an oversized lot with a stunning new kitchen that opens onto a multi-level patio overlooking the expansive backyard.

SOUTH ORANGE, NEW JERSEY



406 Centre Street

5 BR | 5.1 BA | \$1,699,000

Situated on almost an acre, this stately Victorian has been fully updated for modern living, creating a unique and luxurious light-filled living space.



THE SAM JOSEPH TEAM  
SAM JOSEPH  
Team Leader  
Sales Associate  
917.359.8990

JAMES "JAMIE" MACDONALD  
Sales Associate  
973.803.0799

DOMINICK DELLARATTA  
Sales Associate  
212.729.4181

TIFFANY BOOKER  
Sales Associate  
973.460.4674



EDGEWATER, NEW JERSEY



9 Somerset Lane Unit# PH 606-607  
4 BR | 4.0 BA | \$2,850,000    sothebysrealty.com/id/8C79SD  
Discover unparalleled luxury living at these combined penthouses, nestled in the heart of Edgewater Harbor.

EDGEWATER, NEW JERSEY



3 Somerset Lane Unit# 621  
4 BR | 2.5 BA | \$3,680,000  
sothebysrealty.com/id/BB2TRZ



JIA YAN  
Sales Associate  
c.201.238.7987 o. 201.585.8080  
jia.yan@sothebysrealty.com



MAGGIE RAFFAELE  
Sales Associate  
c. 201.286.2927 o. 201.585.8080  
maggie.raffaele@sothebysrealty.com

EDGEWATER, NEW JERSEY



3 Somerset Lane Unit# 523  
3 BR | 2.5 BA | \$2,475,000  
sothebysrealty.com



Discover Pure Luxury  
at this Equestrian Estate



Charles Oppler  
Broker Associate  
c. 201.314.4922  
charles.oppler  
@sothebysrealty.com



200 Stabled Way, Mahwah, New Jersey  
10 BR | 10+ BA | 10,000 SQ.FT | CARRIAGE HOUSE  
\$22,500,000  
Gated, magnificent 43+ acres of incredible property on the Ramapo River. Perfect equestrian estate with trails, 20 stall barn, paddocks and indoor riding area. Spectacular entertaining with with wet bar/English pub, theater, wine cellar, indoor/outdoor pools, spa, theater, and more. Sports courts, football field and open areas. An amazing one-of-a-kind opportunity.

SOTHEBYSREALTY.COM/ID/GSFHGQ



ALPINE, NEW JERSEY



5 Ellens Way  
5 BR | 7.5 BA | \$4,875,000  
sothebysrealty.com/id/Ry3H7K

CLOSTER, NEW JERSEY



55 Sherman Avenue  
7 BR | 9.5 BA | \$4,176,000  
sothebysrealty.com/id/ZN5ZHK



JASON PIERCE  
Sales Associate  
c. 201.397.5888  
jason.pierce@sothebysrealty.com

ENGLEWOOD CLIFFS, NEW JERSEY



550 Summit Street  
6 BR | 8.0 BA | \$4,700,000  
sothebysrealty.com/id/P4NZQC

CLOSTER, NEW JERSEY



38 Wilson Place  
6 BR | 7.1 BA | \$3,999,999  
sothebysrealty.com



Your dream could be  
what's next.



Gary Vermaat  
Broker Associate  
c. 609.238.3438  
gary.vermaat  
@sothebysrealty.com



135 Winding Way, Haddonfield, New Jersey  
5 BR | 6.5 BA | 6,046 SQ. FT.  
\$3,150,000

This prestigious home was designed by Thom Wagner and built by Daryl Vermaat. The first floor features a library with gas/wood burning fireplace, coffered ceiling and built-in mahogany bookcases, dining room with raised panel wainscoting and custom beveled glass built-ins, a chef's kitchen with top-of-the-line appliances, breakfast room and Butler's pantry, and more.

SOTHEBYSREALTY.COM/ID/YFY748





What's next? Finding your dream home.

Epitome of Chic Living!



Margaret Hwang  
Sales Associate  
c. 646.662.2414  
margaret.hwang  
@sothebysrealty.com



### 646 Floyd Street, Englewood Cliffs, New Jersey

6 BR | 6.5 BA  
\$3,200,000

Introducing a true masterpiece of luxury living in the heart of the desired North Cliffs. This exceptional brick manor presents 6 bedrooms and 6.5 bathrooms with approximately 7,000 square feet and a backyard paradise with pool. A dramatic foyer welcomes you to gorgeous open rooms meticulously crafted with custom moldings & elegant built-ins.



SOTHEBYSREALTY.COM/ID/75KK24

Prominent  
Properties | Sotheby's  
INTERNATIONAL REALTY



Elizabeth Morris  
Sales Associate  
c. 201.675.6137  
liz.morris  
@sothebysrealty.com



Vikram Vasisht  
Sales Associate  
c. 917.685.2606  
vikram.vasisht  
@sothebysrealty.com

### 110 South Mountain Avenue, Montclair, New Jersey

5 BR | 3.5 BA  
\$1,399,000

Located in Montclair's most prestigious neighborhood, this 4,800 square foot home will satisfy the most discerning buyer! A gracious foyer with marble floors and a vaulted ceiling welcomes guests to a sunlit, spacious living room and formal dining room, the perfect open floor plan for entertaining. The kitchen is professionally designed & features custom cabinets, a built-in banquette dining area, stainless appliances, a 12 foot center island, and quartz counters. Enjoy the luxurious first-floor primary bedroom with walk-in closets and spa-like ensuite bath. Stately bluestone walls accentuate the beauty of the professionally manicured grounds. Welcome home!

Prominent  
Properties | Sotheby's  
INTERNATIONAL REALTY





## Timeless Elegance Meets Modern Luxury



Celine Texier-Rose  
Sales Associate  
c. 917.304.4087  
celine.texierrose  
@sothebysrealty.com

Ann McCarthy  
Sales Associate  
c. 201.341.6091  
ann.mccarthy  
@sothebysrealty.com

Fredericka Mirenda  
Sales Associate  
c. 973.479.8787  
frede.mirenda  
@sothebysrealty.com



### 89 Eagle Rock Way, Montclair, New Jersey

5 BR | 5.2 BA  
PRICE UPON REQUEST

Nestled in the prestigious Estate section, this magnificent residence has been meticulously reimagined from the ground up promising a lifestyle of quiet luxury. Every detail of this enchanting home and its surrounding gardens has been thoughtfully modernized and elevated to the highest standards.

Prominent  
Properties | Sotheby's  
INTERNATIONAL REALTY



Anita  
Vanden-Bulcke  
Broker Associate  
732.245.8822 cell  
732.449.5959 office  
avandenbulcke  
@wardwightsir.com

### 1805 Ocean Avenue, Spring Lake

7 BR | 10/2 BA  
\$12,495,000

This Oceanfront Masterpiece sits on an oversized lot with breathtaking views of the Atlantic Ocean. Nestled in the prestigious community of Spring Lake, known for its serene environment and beautiful beaches. This stunning residence offers an unparalleled blend of elegance, luxury and classic charm.

SOTHEBYSREALTY.COM/ID/TME6E3

Ward  
Wight | Sotheby's  
INTERNATIONAL REALTY

## Spring Lake Oceanfront Masterpiece







### Serving the Beautiful Jersey Shore

After a successful career as a real estate and land use attorney in the home building industry, Michael has reinvented himself as a top producing trusted real estate advisor. He looks forward to partnering with you to enhance your lifestyle at the beautiful Jersey Shore.

**MICHAEL SKEA**  
 Broker Associate  
 732.272.5898 cell  
 732.449.3322 office  
 mskea@wardwightsir.com

BRIELLE, NEW JERSEY



1007 Brainard Place

5 BR | 4/2 BA | \$2,795,000

sothebysrealty.com/id/68WPEL

SPRING LAKE, NEW JERSEY



416 Essex Avenue

6 BR | 6/1 BA | \$5,895,000

sothebysrealty.com/id/P6EZ56

WARD WIGHT SOTHEBY'S INTERNATIONAL REALTY | 1117 THIRD AVE SPRING LAKE, NEW JERSEY 07762 | SOTHEBYSREALTY.COM



# Broad Street Commons, A Condominium



Spring Lake Office

732.449.3322



34 Broad Street, Manasquan

2-3 BR | 2 BA

PRICING STARTING AT \$889,000

We are pleased to announce that closings have commenced at Broad Street Commons! Broad Street Commons is a 22 unit Condominium development comprised of 2 and 3 bedroom single floor units with 2 full baths. Floor plans range from 1,025 to 1,444 square feet. Each unit comes with 2 parking spaces.

SOTHEBYSREALTY.COM/ID/MHZ8MT

WARD WIGHT SOTHEBY'S INTERNATIONAL REALTY | 1117 THIRD AVE SPRING LAKE, NEW JERSEY 07762 | SOTHEBYSREALTY.COM





# Rare Opportunity in Spring Lake



Spring Lake Office  
732.449.3322



## 205 Newark Avenue, Spring Lake

5 BR | 4/1 BA  
\$5,435,000

Incredibly rare opportunity for such a highly desirable location. This unique home is situated on a 100x150 lot, in close proximity to all the wonders of Spring Lake. Home features 5 bedrooms, 4 full baths, 1 half bath - 3 finished levels of living space, use as existing or expand on the endless possibilities that a 100 x 150 lot. Outstanding opportunity here!

SOTHEBYSREALTY.COM/ID/3VR37N



WARD WIGHT SOTHEBY'S INTERNATIONAL REALTY | 1117 THIRD AVE SPRING LAKE, NEW JERSEY 07762 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



SOLD IN MANTOLOKING, NEW JERSEY



## 901 Barnegat Lane

6 BR | 5 BA  
wardwight.com

**ANITA VANDENBULCKE** Broker Associate  
732.245.8822 avanvenbulcke@wardwightsir.com

MARKETED IN SEA GIRT, NEW JERSEY



## 314 New York Boulevard

4 BR | 4/1 BA  
wardwight.com

**ELIZABETH HEWSON JUDGE** Sales Associate  
732.859.3018 ejudge@wardwightsir.com

MARKETED IN SPRING LAKE, NEW JERSEY



## 139 Monroe Avenue

7 BR | 7/1 BA  
wardwight.coim

**MICHAEL SKEA** Broker Associate  
732.272.5898 mskea@wardwightsir.com

WARD WIGHT SOTHEBY'S INTERNATIONAL REALTY | 522 WASHINGTON BOULEVARD SEA GIRT, NEW JERSEY 08750 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

MARKETED IN RUMSON, NEW JERSEY



## 7 S Rohallion Drive

5 BR | 5/3 BA  
wardwight.com

**BARBARA SCAFFIDI** Broker Associate  
732.233.8248 bscaffidi@wardwightsir.com

MARKETED IN SEA GIRT, NEW JERSEY



## 11 Philadelphia Boulevard

3 BR | 3 BA  
wardwight.com

**MEGHAN FROST** Sales Associate  
732.236.2806 mfrost@wardwightsir.com

SOLD IN SPRING LAKE, NEW JERSEY



## 215 Ludlow Avenue

8 BR | 8/1 BA  
wardwight.com

**KERRY PATTERSON** Sales Associate  
917.576.2191 kpatterson@wardwightsir.com

MARKETED IN SPRING LAKE, NEW JERSEY



## 204 Baltimore Boulevard

4 BR | 5BA  
wardwight.com

**ILZE HENRY** Sales Associate  
917.859.4157 ihenry@wardwightsir.com

SOLD IN SPRING LAKE, NEW JERSEY



## 65 South Boulevard

7 BR | 11/1 BA  
wadwight.com

**Denise Dreyer** Sales Associate  
201.819.2604 ddrayer@wardwightsir.com

MARKETED IN TOMS RIVER, NEW JERSEY



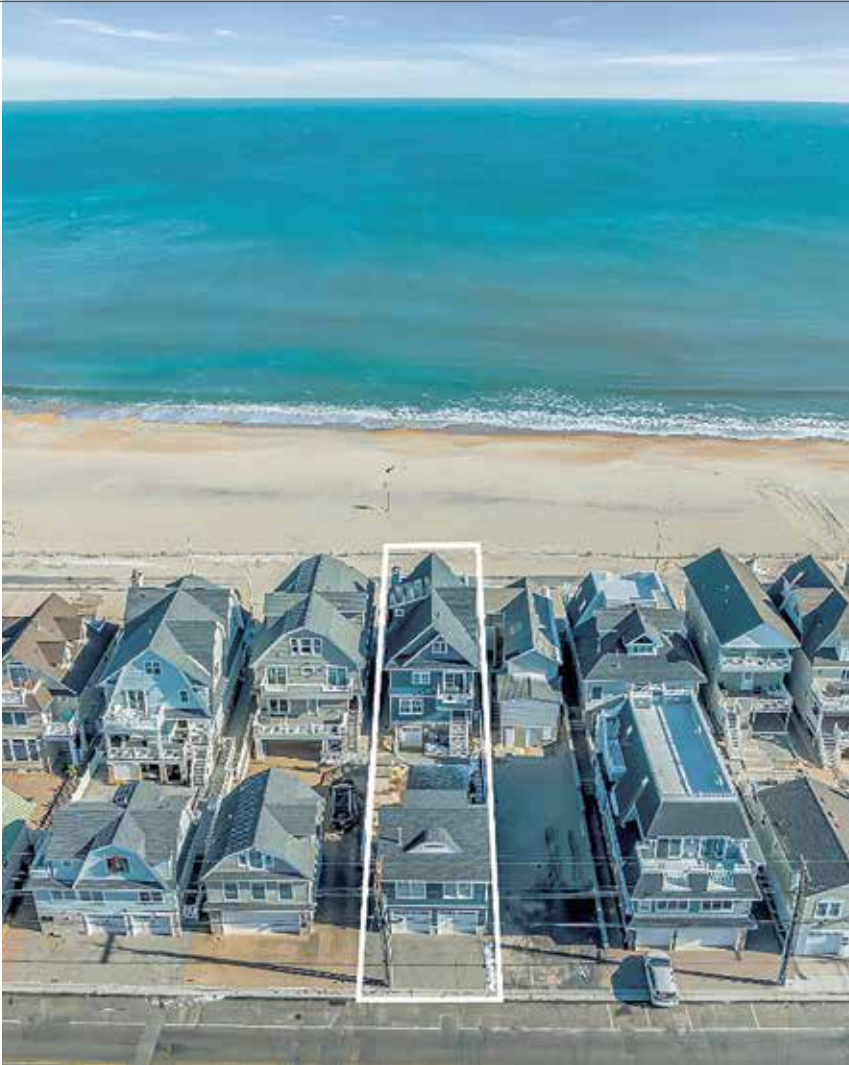
## 273 Monterey Circle

8 BR | 4 BA  
wardwight.com

**JOANNE MCCLAUGHLIN** Sales Associate  
732.618.1231 jmclaughlin@wardwightsir.com



# Manasquan Oceanfront Dream Home



Denise Dreyer  
Sales Associate  
201.819.2604 cell  
732.449.5959 office  
ddreyer@wardwightsir.com



## 289 Beachfront, Manasquan

6 BR | 4/1 BA  
\$5,099,000

Living directly on the beach in Manasquan is a dream for most. This is your opportunity to experience oceanfront residency in a home that feels serene yet ready for effortless entertaining. A tranquil haven from which you can experience the escape of everyday life. The front door welcomes you to three spectacular floors of coastal living with walls of windows and multiple verandas.

SOTHEBYSREALTY.COM/ID/43M5FP



WARD WIGHT SOTHEBY'S INTERNATIONAL REALTY | 522 WASHINGTON BOULEVARD SEA GIRT, NEW JERSEY 08750 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



## LAWRENCE TOWNSHIP, NJ



### 272 Carter Road

5 BR | 6/2 BA | 4.76 AC | \$4,850,000  
callawayhenderson.com/id/TL3DSD

**SUSAN A. COOK** Sales Associate  
609.577.9959 | scook@callawayhenderson.com

## PRINCETON, NJ



### 711 Avery Lane

3 BR | 3/1 BA | \$2,999,000  
callawayhenderson.com/id/32JNBT

**MICHAEL MONARCA** Sales Associate  
609.921.1050 | mmonarca@callawayhenderson.com

## LAWRENCE TOWNSHIP, NJ



### 215 Carter Road

5 BR | 4/1 BA | 3.01 AC | \$2,340,000  
callawayhenderson.com/id/3K3NFH

**SUSAN HUGHES** Broker Associate  
609.213.5556 | shughes@callawayhenderson.com

CALLAWAY HENDERSON SOTHEBY'S INTERNATIONAL REALTY | 4 NASSAU STREET, PRINCETON, NJ 08542 | 609.921.1050 | CALLAWAYHENDERSON.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



## PRINCETON, NJ



### 193 Elm Road

7 BR | 6/2 BA | 1.08 AC | \$3,950,000  
callawayhenderson.com/id/4R8WP5

**MAURA MILLS** Sales Associate  
609.947.5757 | mmills@callawayhenderson.com

## PRINCETON, NJ



### 90 Olden Lane

4 BR | 4/2 BA | 1.03 AC | \$2,750,000  
callawayhenderson.com/id/9B3Z73

**BARBARA BLACKWELL** Broker Associate  
609.915.5000 | bblackwell@callawayhenderson.com

## PRINCETON, NJ



### 1041 Princeton Kingston Road

4 BR | 3/1 BA | 0.57 AC | \$2,095,000  
callawayhenderson.com/id/QJQMCJ

**MAURA MILLS** Sales Associate  
609.947.5757 | mmills@callawayhenderson.com

## HOPEWELL TOWNSHIP, NJ



### 0 Cherry Valley Road

62.37 AC | \$3,400,000  
callawayhenderson.com/id/GS4W93

**JUDSON HENDERSON** Broker of Record  
609.921.1050 | jhenderson@callawayhenderson.com

## PRINCETON, NJ



### 186 Elm Road

5 BR | 6 BA | 0.47 AC | \$2,599,000  
callawayhenderson.com/id/HMDZB3

**JENNIFER DIONNE** Broker Associate  
908.531.6230 | jdionne@callawayhenderson.com

## PRINCETON, NJ



### 87 Library Place

8 BR | 5/2 BA | 0.46 AC | \$1,995,000  
callawayhenderson.com/id/GMKVVK

**PAMELA C. GILLMETT** Sales Associate  
609.731.1274 | pgillmett@callawayhenderson.com



HOPEWELL TOWNSHIP, NJ



179 Stony Brook Road

6 BR | 5/1 BA | 31.36 AC | \$1,950,000

[callawayhenderson.com/id/N6J2B5](https://callawayhenderson.com/id/N6J2B5)

**JANE HENDERSON KENYON** Broker Associate  
609.828.1450 | [jhendersonkenyon@ch-sir.com](mailto:jhendersonkenyon@ch-sir.com)

PRINCETON, NJ



363 Cherry Hill Road

4.08 AC | \$1,125,000

[callawayhenderson.com/id/5SGJ7B](https://callawayhenderson.com/id/5SGJ7B)

**JUDSON HENDERSON** Broker of Record  
609.921.1050 | [jhenderson@callawayhenderson.com](mailto:jhenderson@callawayhenderson.com)

HOPEWELL TOWNSHIP, NJ



32 River Drive

3 BR | 2 BA | 0.32 AC | \$749,000

[callawayhenderson.com/id/Y64NES](https://callawayhenderson.com/id/Y64NES)

**SUSAN L. DIMEGLIO** Sales Associate  
609.915.5645 | [sdimeglio@callawayhenderson.com](mailto:sdimeglio@callawayhenderson.com)

HOPEWELL TOWNSHIP, NJ



613 Scotch Road

5 BR | 3/1 BA | 2.08 AC | \$1,650,000

[callawayhenderson.com/id/F45Z4X](https://callawayhenderson.com/id/F45Z4X)

**GRANT WAGNER** Sales Associate  
609.331.0573 | [gwagner@callawayhenderson.com](mailto:gwagner@callawayhenderson.com)

HOPEWELL TOWNSHIP, NJ



206 Hopewell Amwell Road

4 BR | 2 BA | 8.45 AC | \$995,000

[callawayhenderson.com/id/YE9KYV](https://callawayhenderson.com/id/YE9KYV)

**GRANT WAGNER** Sales Associate  
609.331.0573 | [gwagner@callawayhenderson.com](mailto:gwagner@callawayhenderson.com)

LAMBERTVILLE, NJ



5 Ferry Street

2 BR | 1 BA | 0.03 AC | \$535,000

[callawayhenderson.com/id/2KE752](https://callawayhenderson.com/id/2KE752)

**CYNTHIA SHOEMAKER-ZERRER** Sales Associate  
609.915.8399 | [cshoemakerzerrer@ch-sir.com](mailto:cshoemakerzerrer@ch-sir.com)

PRINCETON, NJ



13 Prentice Lane

1.5 AC | \$1,250,000

[callawayhenderson.com/id/278PX7](https://callawayhenderson.com/id/278PX7)

**SUSAN L. DIMEGLIO** Sales Associate  
609.915.5645 | [sdimeglio@callawayhenderson.com](mailto:sdimeglio@callawayhenderson.com)

MONTGOMERY TOWNSHIP, NJ



1308 Great Road

3 BR | 3/1 BA | 3.1 AC | \$899,000

[callawayhenderson.com/id/T2LLPS](https://callawayhenderson.com/id/T2LLPS)

**STEPHEN THOMAS** Sales Associate  
609.306.4030 | [stthomas@callawayhenderson.com](mailto:stthomas@callawayhenderson.com)

WEST WINDSOR TOWNSHIP, NJ



3 Dey Farm Road

7 BR | 7/2 BA | 6.01 AC | \$13,500/month

[callawayhenderson.com/id/3M58KJ](https://callawayhenderson.com/id/3M58KJ)

**SUSANNE A. AMS** Sales Associate  
609.577.2033 | [sams@callawayhenderson.com](mailto:sams@callawayhenderson.com)

CINNAMINSON, NEW JERSEY



2801 Riverton Road

7 BR | 8.3 BA | \$19,750,000

Palatial nearly complete new construction. 40,000 square feet on 7+ acres. Located minutes from Philadelphia.

TITUSVILLE, NEW JERSEY



1304 River Road | OPEN HOUSE March 10th, 1-3pm

5 BR | 3.2 BA | \$1,500,000

One-of-a-kind restored masterpiece located on 3 acres with a pool. Enjoy Seasonal Delaware River Views.



KEVIN STEIGER

Global Real Estate Advisor  
215.519.1746  
[steiger@kurfiss.com](mailto:steiger@kurfiss.com)

NEW HOPE, PENNSYLVANIA



32 Creek Run

4 BR | 4.1 BA | \$2,450,000

Beautifully appointed end unit. Private elevator. Located in a private gated community.

DOYLESTOWN, PENNSYLVANIA



37 North Clinton Street

\$1,495,000 | INVESTMENT PROPERTY

Walkable to town. 3 units. Unit 1: 5 bedroom/2 bath. Unit 2: 3 bedroom/2.5 Bath. unit 3: 2 bedroom/1 bath.



PHILADELPHIA, PENNSYLVANIA



2100 Hamilton Street Penthouse  
3 BR | 3.5 BA | 5,256 SF | PROPERTY-TAX ABATEMENT | \$16,000,000  
sothebysrealty.com/id/W6YVXJ

PHILADELPHIA, PENNSYLVANIA



Western Union Building - 1101 Locust Street Penthouse  
3 BR | 3.0 BA | 2,888 SF | PARKING INCLUDED | \$2,050,000  
sothebysrealty.com/id/TQTD84

DOUGLAS PEARSON  
Global Real Estate Advisor  
267.907.2590  
douglas.pearson@sothebysrealty.com

KURFISS SOTHEBY'S INTERNATIONAL REALTY | 1631 LOCUST STREET 3RD FLOOR PHILADELPHIA, PENNSYLVANIA 19103 | SOTHEBYSREALTY.COM/KURFISS

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

PHILADELPHIA, PENNSYLVANIA



Retreat in Historic Old City - 124 N 2nd Street Penthouse  
4 BR | 5.5 BA | 4,786 SF | \$4,400,000  
sothebysrealty.com/id/DRSYG8

PHILADELPHIA, PENNSYLVANIA



The Lanesborough - 1601 Locust Street Penthouse  
2 BR | 2.0 BA | 2,300 SF | \$1,950,000  
sothebysrealty.com/id/QZK5P6

# Penthouse Luxury Living at Arthaus



Arthaus | Philadelphia's Exclusive Ultra Luxury Condominium Residence  
PENTHOUSE UNITS STARTING AT \$7,604,300 | 3 BR/3.5 BA & 4 BR/4.5 BA LAYOUTS AVAILABLE  
Expansive balconies and breathtaking views | Unprecedented offering of amenities for indoor and outdoor living  
Excellent city location offering access to the finest cultural and restaurant attractions | 10-Year Tax Abatement  
Parking Included

Douglas Pearson  
Global Real Estate Advisor  
267.907.2590  
Douglas.Pearson  
@sothebysrealty.com

SOTHEBYSREALTY.COM/KURFISS

KURFISS SOTHEBY'S INTERNATIONAL REALTY | 1631 LOCUST STREET 3RD FLOOR PHILADELPHIA, PENNSYLVANIA 19103 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



# Seven Pines



Chris Preston  
Global Real Estate Advisor  
215.262.9609  
chris@kurfiss.com

5978 Atkinson Road  
5 BR | 4.1 BA | 25,000 SQ. FT. | TWO GUEST HOUSES | PARTY BARN WITH 3 APARTMENTS  
\$8,750,000

Seven Pines is located on 30 unrestricted acres in Solebury Township. Its stone manor house, party barn, 15 garage spaces, 3 fenced acres and other dependencies are set far off the road behind a gated entrance. Known as the “Perrier estate” because of its prior ownership by heirs to the French-English mineral-water empire, the property has been an epicenter of fine living and entertaining.



## NEWTON, MASSACHUSETTS



24 Newtonville Avenue  
6 BR | 6F 2H BA | \$4,299,000  
sothebysrealty.com/id/H6JV7X  
AUREL GARBAN Sales Associate  
617.875.1914 aurel.garban@gibsonsir.com

## BROOKLINE, MASSACHUSETTS



50 Davis Avenue  
5 BR | 4F 1H BA | \$3,495,000  
sothebysrealty.com/id/37EK6Q  
CHUCK SILVERSTON TEAM Sales Associate  
617.699.6234 chuck.silverston@gibsonsir.com

## MIDTOWN, BOSTON, MASSACHUSETTS



1 Franklin Street Unit 3810  
2 BR | 2F 1H BA | \$3,475,000  
sothebysrealty.com/id/WB4HVV  
MICHAEL CARUCCI Sales Associate  
617.901.7600 michael.carucci@gibsonsir.com

## WATERFRONT, BOSTON, MASSACHUSETTS



51 Commercial Wharf Unit 2  
2 BR | 2F BA | \$1,900,000  
sothebysrealty.com/id/T2VNT4  
TONI GILARDI Sales Associate  
617.529.4461 toni.gilardi@gibsonsir.com

## MIDTOWN, BOSTON, MASSACHUSETTS



580 Washington Street Unit 1105  
3 BR | 3F BA | \$1,795,000  
sothebysrealty.com/id/6JFJNZ  
DAVID SAMPSON Sales Associate  
617.595.5082 david.sampson@gibsonsir.com

## CHATHAM, MASSACHUSETTS



51 Cove Hill Road  
5 BR | 5F 1H BA | \$6,750,000  
June 1st, 2024 Delivery  
BETSY HARGREAVES Sales Associate  
508.243.8082 betsy.hargreaves@gibsonsir.com



EDGARTOWN, MASSACHUSETTS



10 & 12 Boldwater Road

11 BR | 11F 2H BA | \$13,750,000

sothebysrealty.com/id/23XB9J

**MICHAEL CARUCCI** Sales Associate  
617.901.7600 michael.carucci@gibsonsir.com

BACK BAY, BOSTON, MASSACHUSETTS



1 Fairfield Street

6 BR | 5F 1H BA | \$12,000,000

sothebysrealty.com/id/SZ3TNH

**MICHAEL CARUCCI** Sales Associates  
617.901.7600 michael.carucci@gibsonsir.com

MIDTOWN, BOSTON, MASSACHUSETTS



1 Franklin Street PH 4B

3 BR | 5F BA | \$10,900,000

**MICHAEL CARUCCI** Sales Associate  
617.901.7600 michael.carucci@gibsonsir.com

DOVER, VERMONT



71 Overlook Drive

6 BEDS | 8 BATHS | \$2,750,000

fourseasonssir.com/71overlookdrive

**PATRICE SCHNEIDER** | C: 802.375.3610  
patrice.schneider@fourseasonssir.com

WOODSTOCK, VERMONT



2709 W Woodstock Road

10 BEDS | 14 BATHS | \$2,750,000

fourseasonssir.com/2709wwoodstockroad

**SUSAN BISHOP** | C: 802.558.2180  
susan.bishop@fourseasonssir.com

CANAAN, NEW YORK



41 Warner Crossing

4 BEDS | 3 BATHS | \$2,500,000

fourseasonssir.com/41warnercrossing

**ELIZABETH PETERS** | C: 845.235.3488  
**PARKER MEYER** | C: 917.242.2906

CONCORD, MASSACHUSETTS



75 Buttricks Hill Drive

5 BR | 6F BA | \$6,495,000

**MICHAEL CARUCCI** Sales Associate  
617.901.7600 michael.carucci@gibsonsir.com

PROVINCETOWN, MASSACHUSETTS



409 Commercial Street

1 BR | 3F 1H BA | \$5,900,000

sothebysrealty.com/id/SKGWGP

**JOE DEMARTINO** Sales Associate  
508.272.5843 joe.demartino@gibsonsir.com

MANCHESTER, MASSACHUSETTS



146 Bridge Street

5 BR | 4F 2H BA | \$4,295,000

sothebysrealty.com/id/Y7CZ94

**MCDERMOTT GROUP** Sales Associates  
978.857.0343 bob.mcdermott@gibsonsir.com

STONE RIDGE, NEW YORK



4494-4496 Route 209

5 BEDS | 6 BATHS | \$1,795,000

fourseasonssir.com/4494route209-1

**JENNIFER ENLOE** | C: 917.776.4580  
jennifer.enloe@fourseasonssir.com

COOPERSTOWN, NEW YORK



112 Lake Shore Drive

3 BEDS | 2 BATHS | \$1,749,990

fourseasonssir.com/112lakeshoredrive-1

**MARIA BARR** | C: 518.857.6396  
**HEATHER ETZEL** | C: 518.693.2421

BURLINGTON, VERMONT



63 Appletree Point Lane

4 BEDS | 3 BATHS | \$1,199,000

fourseasonssir.com/63appletreepointlane

**KAREN BRESNAHAN** | C: 802.310.0447  
karen.bresnahan@fourseasonssir.com

SALEM, NEW HAMPSHIRE



10 Sally Sweets Way | 2 Units

FROM \$950,000 | MINUTES TO MASS. LINE

fourseasonssir.com/10sallysweetswayuph303

**SUSAN BURNS** | C: 603.557.3451  
susan.burns@fourseasonssir.com

KERHONKSON, NEW YORK



6881 Route 209

4 BEDS | 2 BATHS | \$1,050,000

fourseasonssir.com/6881route209

**ELIZABETH PETERS** | C: 845.235.3488  
**JOSHUA BRIGGS** | C: 917.213.9042

POUGHKEEPSIE CITY, NEW YORK



16 Garfield Place

8 BEDS | 5 BATHS | \$850,000

fourseasonssir.com/16garfieldpl

**ELIZABETH PETERS** | C: 845.235.3488  
**JOSHUA BRIGGS** | C: 917.213.9042



# Experience Four Seasons Living in The White Mountains of NH.



We are excited to announce the extraordinary partnership of Owl's Nest Resort & Four Seasons Sotheby's International Realty. Experience luxury Four Seasons living at Owl's Nest Resort, less than two hours from Boston, brought to you with the excellence in customer service you deserve.

Jill Courville  
Broker  
c. 603.727.4310  
jill.courville  
@fourseasonssir.com

WWW.WATERSCAPESNH.COM



MEREDITH | 273 DANIEL WEBSTER HIGHWAY, MEREDITH, NH 03253 | FOURSEASONSSIR.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

EASTON'S POINT - MIDDLETOWN, RHODE ISLAND



## Cliff View Cottages - 107 Purgatory Road

4 BR | 2.5 BA | 2,958 SF | \$5,249,000 sothebysrealty.com/id/PB3ZLS

Nestled along the pristine shores of the Atlantic Ocean, this historic beachfront property offers a rare and exquisite living experience.

MIDDLETOWN, RHODE ISLAND



## 766 Indian Avenue

5 BR | 5.5 BA | 4,885 SF | \$3,995,000

sothebysrealty.com/id/5WDLNG

COVERING ALL RHODE ISLAND

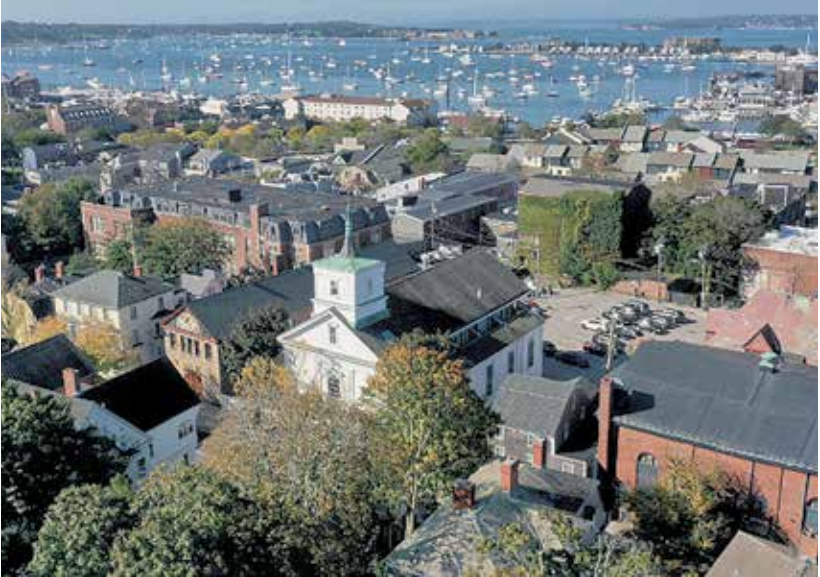
401.849.3000

gustavewhite@gustavewhite.com

GUSTAVE WHITE SOTHEBY'S INTERNATIONAL REALTY | 37 BELLEVUE AVENUE NEWPORT, RHODE ISLAND 02840 | GUSTAVEWHITE.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

NEWPORT, RHODE ISLAND



## 15 Clarke Street Unit 8 & 13B

3 BR | 3.5 BA | 2,377 SF | \$1,690,000

sothebysrealty.com/id/EFNRMT



# The Cliffs at Walnut Cove

# The Ramble Biltmore Forest



Marilyn Wright  
Global Real Estate Advisor  
828.279.3980  
Marilyn.Wright  
@PremierSIR.com



Marilyn Wright  
Global Real Estate Advisor  
828.279.3980  
Marilyn.Wright  
@PremierSIR.com



1821 Bella Vista Court, Arden, North Carolina  
3 BR | 3.5 BA | 4,163 SQ. FT.  
\$3,100,000  
Nestled within the peaceful and prestigious Cliffs at Walnut Cove, this estate exudes elegance and charm. Situated on 1.37 acres, the property is enriched with lush landscaping and carefully crafted hardscaping. The stucco façade, adorned with a stone entryway, radiates timeless sophistication, drawing you into its captivating allure.



SOTHEBYSREALTY.COM/ID/2Z25LF



89 Chauncey Circle, Asheville, North Carolina  
3 BR | 3.2 BA | 5,365 SQ. FT.  
\$3,850,000  
Inspired by the finest traditions of Italianate architecture and design, 89 Chauncey is a 5,000+ square foot estate ideally located in The Ramble. With uncompromising finishes and flawless details, it is masterfully constructed and appointed with timeless materials including brick and stone, Ludowici custom tile roof, limestone floors, radiant floor heat, alder cabinets and more.



SOTHEBYSREALTY.COM/ID/8FM46F





# Calibogue Villa

## Hilton Head Island, South Carolina



Catherine Casalichio  
Realtor®  
631.678.8929  
cathy@danielravenelsir.com



70 Brams Point Road  
5 BR | 6 BA | 8,000 SQ. FT.  
\$8,000,000

This fabulous double waterfront estate is situated in the Spanish Wells community on Hilton Head Island's north end. Built in 2020, the home features water frontage on Calibogue Sound while the back sits on Broad Creek with it's own deep water dock.



### SAVANNAH, GEORGIA



113 Rivers Edge  
4 BR | 4.5 BA | \$1,500,000  
113riversedge.com

STEWART MARSHALL Realtor® 912.234.3323  
stewart.marshall@danielravenelsir.com

### BLUFFTON, SOUTH CAROLINA



841 Old Moreland Road  
2 BR | 2.5 BA | \$2,295,000  
841oldmoreland.com

MURRAY YANKER Realtor®  
917.414.7486 murray.yanker@sothebysrealty.com

### FRIPP ISLAND, SOUTH CAROLINA



17 River Club Drive  
0.33 ACRES | \$1,199,000  
17riverclub.com

SHANNON TANNER Realtor®  
834.422.4270 shannon@danielravenelsir.com

### HILTON HEAD ISLAND, SOUTH CAROLINA



3 Driftwood Lane  
5 BR | 4 FULL & 2 HALF BA | \$4,500,000  
3driftwoodln.com

THE ETHERIDGE GROUP Realtors®  
828.551.8043 brian.etheridge@danielravenelsir.com

### BEAUFORT, SOUTH CAROLINA



15 Laughing Gull Lane  
0.37 ACRES | \$600,000  
15laughinggull.com

AMY LANCE LEATH Realtor®  
404.550.2608 amy@danielravenelsir.com

### CHARLESTON, SOUTH CAROLINA



5 Motley Lane  
4 BR | 4.5 BA | \$3,200,000  
5motley.com

KATIE COLEMAN  
843.860.4985 katie@danielravenelsir.com

### HILTON HEAD ISLAND, SOUTH CAROLINA



3 Charlesfort Place  
4 BR | 4.5 BA | \$2,635,000  
3charlesfort.com

THE ETHERIDGE GROUP Realtors®  
828.551.8043 brian.etheridge@danielravenelsir.com

### FRIPP ISLAND, SOUTH CAROLINA



715 Winter Trout Road  
4 BR | 3 BA | \$2,289,000  
715wintertrout.com

SHANNON TANNER Realtor®  
843.422.4270 shannon@danielravenelsir.com

### CHARLESTON, SOUTH CAROLINA



9E Franklin Street  
2 BR | 1 BA | \$695,000  
9efranklin.com

JACK HUGULEY Realtor®  
843.224.7711 jack@danielravenelsir.com



# Stunning Waterfront Estate in Savannah, Georgia



Stewart Marshall  
Realtor®  
912.655.5599  
Stewart.Marshall  
@danielravenelsir.com



## The Bristol 703



Sonja Stevens  
Senior Global Real Estate  
Advisor  
561.573.9198  
sonjastevens.com



### 11 Longbridge Road

4 BR | 5 BA | 2 HB | 7,164 SQ. FT.  
\$6,750,000

Situated on the finest waterfront lot in Chatham County, this southern mansion built in 2013 is traditional waterfront living with a luxury modern feel. Designed by award-winning architectural firm Historical Concepts, the property maximizes "Casual Coastal Living" at its best. Private, secure, & serene, this is one of six homes on this gated island.



11LONGBRIDGE.COM



### 1100 S Flagler Drive 703

3 BR | 3.5 BA  
\$13,995,000

Picture yourself enjoying morning sunrises and evening cocktails with a magnificent and unobstructed view of Palm Beach and the Intracoastal, framed by the beautiful yachts berthed at the Palm Beach Marina. This elegant Bristol residence combines the best of entertainment, enjoyment and every day living with a unique living room and balcony space that truly embodies all the best of Florida's lifestyle.

THEBRISTOL703.COM





# Palm Beach Bermuda



Stephanie Lefes  
Senior Global Real Estate  
Advisor, Broker Associate  
561.789.2393  
stephanielefes.com



## 274 Monterey Road

4 BR | 3.0 BA | 2,877 SQ. FT.  
CONTACT STEPHANIE FOR DETAILS

Fabulous north end location, lot size 135 X 100. This Bermuda 3,406 sf home, with some upgrades, include impact windows and doors, redone bathrooms, full size generator, large two car air conditioned garage, oversized landscaped pool on east side. With desirable deeded beach access. its a short jaunt to the beach for your morning swim or walk along the sand. Monterey Road also intersects with the protected bike and walking path along the Intracoastal.

PALMBEACHRENOORBUILD.COM



## PALM BEACH GARDENS, FLORIDA



## 11749 Belladonna Court

6 BR | 8.0 BA | \$17,495,000  
oldpalmcontemporary.com

## PALM BEACH, FLORIDA



## 223 Atlantic Avenue 4B

2 BR | 2.0 BA | \$1,850,000  
223atlantic.com



JB EDWARDS  
Global Real Estate Advisor  
561.370.4141 | jbedwardssirpb.com  
james.edwards@sothebys.realty

PALM BEACH BROKERAGE | SOTHEBYSREALTY.COM/PALMBEACH



## PALM BEACH, FLORIDA



## 300 S Ocean Boulevard 5F

1 BR | 2.0 BA | \$2,995,000  
300SouthOcean5F.com

## PALM BEACH, FLORIDA



## 2150 Ibis Isle Road PH 4

2 BR | 2.0 BA | \$1,800,000  
ibisisleph4.com

PALM BEACH BROKERAGE | SOTHEBYSREALTY.COM/PALMBEACH



PALM BEACH, FLORIDA



940 N Lake Way

\$55,000,000

940northlakeway.com

NORTH PALM BEACH, FLORIDA



12358 Ridge Road

6 BR | 7.5 BA | \$12,500,000

12358ridge.com

PALM BEACH, FLORIDA



215 Seaspray Avenue

4 BR | 5.5 BA | \$10,800,000

215seasprayavenue.com

PALM BEACH, FLORIDA



236 Pendleton Avenue

4 BR | 4.5 BA | \$14,600,000

236pendletonavenue.com

PALM BEACH, FLORIDA



1435 N Ocean Way

4 BR | 4.5 BA | \$10,995,000

1435northocean.com

WEST PALM BEACH, FLORIDA



291 Austin Lane

4 BR | 3.5 BA | \$3,340,000

291austinln.com

PALM BEACH, FLORIDA



142 Seabreeze Avenue

5 BR | 3.5 BA | \$12,995,000

142seabreezeavenue.com

PALM BEACH, FLORIDA



224 Atlantic Avenue

4 BR | 4.5 BA | \$10,900,000

224atlanticavenue.com

PALM BEACH, FLORIDA



2160 Ibis Isle Road 5

4 BR | 3.5 BA | \$3,995,000

2160ibis5.com

PALM BEACH, FLORIDA



302 Via Linda

4 BR | 5.0 BA | \$16,850,000

302ViaLinda.com

PALM BEACH, FLORIDA



2 N Breakers Row

3 BR | 3.5 BA | \$14,850,000

2NorthBreakersRowN42.com



TODD & FRANCES PETER

Senior Global Real Estate Advisors  
561.281.0031 | francesandtodd.com  
todd.peter@sothebys.realty



CRISTINA CONDON

Senior Global Real Estate Advisor  
561.301.2211 | cristinacondon.com  
cristina.condon@sothebys.realty



KEVIN CONDON

Senior Global Real Estate Advisor  
646.457.8919  
kevin.condon@sothebys.realty



SINGER ISLAND, FLORIDA



One Singer Island #1101

3 BR | 4.5 BA | 7,383 TOTAL SQ.FT. | \$4,475,000  
onesingerisland1101.com

SINGER ISLAND, FLORIDA



5000 N Ocean Drive #302

2 BR | 2.5 BA | 3,064 TOTAL SQ.FT. | \$3,695,000  
5000northocean302.com

JUPITER, FLORIDA



1300 Se Ranch Road S

5 BR | 6.5 BA | \$7,995,000  
1300SouthEastRanchRoad.com

SOUTH PALM BEACH, FLORIDA



3550 S Ocean Boulevard 5B

3 BR | 3.5 BA | \$4,225,300  
3550SouthOcean5B.com

SINGER ISLAND, FLORIDA



Beachfront at Singer Island #406

3 BR | 3.5 BA | 3,801 TOTAL SQ.FT. | \$2,600,000  
beachfrontsingerisland406.com

SINGER ISLAND, FLORIDA



One Singer Island #601

3 BR | 3.0 BA | 3,498 TOTAL SQ.FT. | \$2,099,000  
onesingerisland601.com

PALM BEACH, FLORIDA



3120 S Ocean Boulevard 2-502

2 BR | 2.5 BA | \$3,395,000  
3120SouthOcean2502.com

PALM BEACH, FLORIDA



3600 S Ocean Boulevard 104

3 BR | 3.5 BA | \$1,850,000  
3600SouthOcean104.com



**DERMOT OBRIEN**  
Senior Global Real Estate Advisor  
561.317.1177 | dermot.com  
dermot@dermot.com



**KOURTNEY PULITZER**  
Senior Global Real Estate Advisor  
561.722.1745 | kourtneypulitzer.com  
Instagram - @kourtneypulitzersothebys  
kourtney.pulitzer@sothebys.realty





# Luxury Penthouse in Miami Beach's Coveted South of Fifth Neighborhood



Darryl Fox  
Global Real Estate Advisor  
305.788.3699  
dfox@onesothebysrealty.com  
darrylfox.onesothebysrealty.com



300 Collins Avenue #PH1 | Miami Beach, FL  
3 BEDROOMS | 3.1 BATHS | 3,143 SQ. FT.  
OFFERED AT \$7,500,000

Indulge in the epitome of luxury at this exclusive boutique full service condominium designed by Thomas Juul-Hansen. Private dual-opening elevator provides the feel of a single-family home. The residence embraces the allure of minimalistic design, where every detail has been meticulously curated to foster a serene ambiance. Located steps to the beach and world-class restaurants.

SOTHEBYSREALTY.COM/ID/DLLBY4



MIAMI BEACH OFFICE | 119 WASHINGTON AVENUE, SUITE 102 | MIAMI BEACH, FL

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



BOCA RATON, FLORIDA



725 S Ocean Blvd #303

4 BEDS | 3.1 BATHS | OFFERED AT \$11,595,000 FURNISHED sothebysrealty.com/id/5ZL6JF

Panoramic water views from every angle create a living masterpiece, where the serenity of the lake seamlessly integrates with the luxury of your surroundings.

BOCA RATON, FLORIDA



725 S Ocean Blvd #104

3 BEDS | 3.1 BATHS | OFFERED AT \$10,595,000 sothebysrealty.com/id/QNJZZD

A unique sanctuary, Unit 104 offers unparalleled water views, a private lanai, private pool deck, and private boat slip for effortless water adventures.



JACKIE FELDMAN  
Sales Associate  
561.400.2156  
jfeldman@onesothebysrealty.com

BOCA RATON OFFICE | 200 E PALMETTO PARK RD STE 104, BOCA RATON, FL 33432 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



# Paradise in the Florida Keys

# The Height of Luxury



Karan Moeller  
Sales Associate  
305.522.2857  
kmoeller@oceansir.com



156 San Remo Drive | Islamorada, Florida  
4 BR | 3.0 BA | 3,542 SQ. FT.  
\$7,499,000

Stunning waterfront property offering an expansive 270 ft along two waterways. This gated all-concrete home features a spacious open floor plan to take advantage of the water views in every direction. Outside, the in-ground pool, keystone patios, fire pit, seating/dining areas, and covered outdoor kitchen create an inviting oasis.

SOTHEBYSREALTY.COM/ID/8LMFVV



Cindi Caudle  
Global Real Estate Advisor  
214-991-2990  
ccaudle  
@briggsfreeman.com



Kyle Richards  
Global Real Estate Advisor  
214-263-4065  
krichards  
@briggsfreeman.com

HALL Arts Residences offers the perfect blend of art and luxury with an exquisite collection of 48 homes in the heart of the Dallas Arts District. The recently unveiled Masterpiece Collection, comprised of 12 thoughtfully designed homes spanning floors 20 through 25, offers the rare opportunity to reside at Dallas' most exclusive address. Schedule your tour today.

hallartsresidences.com

Homes starting from \$3.8 million

BRIGGSFREEMAN.COM







# The Island at Lake Las Vegas, 30 Minutes From The Strip



# Stunning Forest Heights Traditional



Gene Northup  
License # S.0037249  
702.497.0300  
gene.northup  
@sothebysrealty.com

Ashley Bronson  
Licensed Broker in Oregon  
971.930.5427



## Welcome to The Island

The Island is a private guard gated community offering lake access at the edge of Lake Las Vegas, just 30 minutes from the Las Vegas Strip. Renowned for its lavish lifestyle, Las Vegas offers a wealth of upscale dining, entertainment, and luxury shopping. The city's abundant golf courses and favorable climate enable year-round outdoor activities. Nevada's advantageous tax policy, featuring no corporate or individual income taxes, bolsters residents' savings, while the city's push to diversify its economy complements its established tourism industry.

CALL GENE OR VISIT [THEISLANDATLLV.COM](http://THEISLANDATLLV.COM) TODAY



## 2349 NW Pinnacle Drive Portland, OR 97229

5 BR | 4.0 BA | 6,904 SQ. FT.  
\$1,660,000

This Premier Forest Heights home is the epitome of elegance, class, style and functionality with timeless finishes. Updated primary suite with two walk-in closets, dedicated living, dining, kitchen, and office on main plus three car garage and playroom/media room/gym on lower level. Perfect for multi-gen living or live/in Au pair. Highly sought after schools.

[SOTHEBYSREALTY.COM/ID/3TNTGV](http://SOTHEBYSREALTY.COM/ID/3TNTGV)







# Mediterranean Retreat

ORIANA LEHMAN WOOD



Frank Aazami  
Brand Ambassador  
480.266.0240  
Frank.Aazami  
@sothebysrealty.com



18983 N 99th Street

6 BR | 5.5 BA | 6,073 SQ. FT.

\$4,350,000

Experience Authenticity in this custom estate in Silverleaf's desirable Arcadia neighborhood set against the backdrop of the McDowell Mountains. With detailed finishes and Mediterranean-inspired architectural accents, this home seamlessly blends warmth and elegance. Indulge your culinary passions in the chef's gourmet kitchen with expansive counter space .

SOTHEBYSREALTY.COM/ID/Y5P24T



ORIANA  
LEHMAN WOOD  
Global Real Estate Advisor  
602.814.6277  
Oriana.LehmanWood  
@sothebysrealty.com

TOP 1% REAL TRENDS IN ARIZONA

15 YEARS EXPERIENCE, A TOP PRODUCER, M.B.A, NINJA BROKER

A WHITE GLOVE CLIENT EXPERIENCE AND CUSTOMER SATISFACTION IS MY TOP PRIORITY

linktr.ee/orianalehmanwood





SCOTTSDALE, ARIZONA



28432 N. 108th Way | Scottsdale, AZ 85262  
3 BR | 2 BA | \$950,000   sothebysrealty.com/id/CY8B8H  
Stunning views of Pinnacle Peak Mountains in North Scottsdale's Troon Monument Golf Course and gated Pinnacle Canyon enclave, Can be sold turnkey and furnished

PHOENIX, ARIZONA



4647 E. Calle Del Norte | Phoenix, AZ 85018  
LOT VALUE: LISTED FOR \$1,800,000  
In the Heart of Arcadia Proper, a coveted and fabled neighborhood this 20,000 Sq Ft Lot is a Dream Build waiting to be imagined.



**ORIANA LEHMAN WOOD**  
Sales Associate  
602.814.6277  
linktr.ee/orianalehmanwood

RUSS LYON SOTHEBY'S INTERNATIONAL REALTY | 6900 E. CAMELBACK RD. #110 SCOTTSDALE, ARIZONA 85251 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



If Arizona is calling your name,  
Let me help you answer the call.

From sunrise to sunset, the Arizona desert is a special place to call home. Let's connect if you want a spectacular ranch, or Lock N. Leave Golf Property or breath taking views of coveted locations in Paradise Valley, Scottsdale, Tucson, and beyond.

**ORIANA LEHMAN WOOD**  
Sales Associate  
602.814.6277  
Oriana.LehmanWood@SothebysRealty.com

PARADISE VALLEY, ARIZONA



5300 N. 70th Place | Paradise Valley, Arizona 85253  
5 BR | 3 BA | \$2,500,000 | WITH SEPARATE GUEST HOUSE  
sothebysrealty.com/id/KCYBZN

RUSS LYON SOTHEBY'S INTERNATIONAL REALTY | 6900 E. CAMELBACK RD. #110 , SCOTTSDALE, AZ 85253 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

PARADISE VALLEY, ARIZONA



In the Heart of Walkable Paradise Valley, Arizona  
1 BR | 1 BA | SEPERATE GUEST HOUSE



RANCHO SANTA FE, CALIFORNIA



6884 El Camino Del Norte  
5 BR | 6.5 BA | \$9,888,000  
sothebysrealty.com/id/5VZMCZ

DEL MAR, CALIFORNIA



136 23rd Street  
3 BR | 4.0 BA | \$60,000/MONTH  
sothebysrealty.com/id/PR45TT



ERIC IANTORNO  
Global Real Estate Advisor  
858.334.3577  
eric@ericiantorno.com

ENCINITAS, CALIFORNIA



1470 Neptune Avenue  
5 BR | 4.5 BA | \$8,350,000  
sothebysrealty.com/id/JTH6P7

DEL MAR, CALIFORNIA



2050 Ocean Front  
5 BR | 5.0 BA | \$30,000/MONTH  
sothebysrealty.com/id/LS789N

# 2500 6th Avenue PH 4, San Diego



Eric Iantorno  
Global Real Estate Advisor  
858.334.3577  
eric@ericiantorno.com



2500 6th Avenue PH 4  
4 BR | 4.5 BA | 5,000 SQ. FT.  
\$13,885,000  
New Construction! This two-story, custom-designed penthouse atop the iconic Park Laurel offers the pinnacle of luxury downtown living with sensational views of the San Diego city skyline, the Pacific Ocean, eastern mountains & Balboa Park. Elevate your lifestyle in a home where no expense was spared.

SOTHEBYSREALTY.COM/ID/38TVXQ





# The Santa Paula House



## A Desert Paradise Indian Wells, California

Grant  
Beggs

The Beggs Team  
415.815.9701  
Grant.Beggs@sir.com  
grantbeggs.com



Barbara Grant  
Sales Associate  
DRE# 01192901  
760.200.6413  
barbara.grant  
@sothebysrealty.com



55 Santa Paula Avenue | San Francisco

5 BR | 3 BA

Price Upon Request

Nestled within the prestigious St. Francis Wood neighborhood, The Santa Paula House epitomizes elegance and refinement. With meticulous attention to detail, the five-bedroom residence boasts high-end finishes and thoughtful design that seamlessly integrates interior and exterior living. The perfect balance of modern amenities with timeless architectural details creates an unparalleled sanctuary for refined living.

THESANTAPAULAHOUSE.COM



Sotheby's  
INTERNATIONAL REALTY



75365 Saint Andrews Court

3 BD | 4 BA | 3,300 SF | 0.30 AC

\$1,987,500

This stunning home has expansive living spaces inside and outside, along with its unparalleled south-facing panoramic views over the Santa Rosa Mountains across the 17th fairway, green and lake. An elegant pool and spa are perfectly situated inside a lushly landscaped and private courtyard and the attached casita is perfect for entertaining guests.

SOTHEBYSREALTY.COM/ID/GZZDV2



Desert | Sotheby's  
INTERNATIONAL REALTY





## Sugar Cay, Abaco, The Bahamas



## Amoria, Lyford Cay, The Bahamas



George Damianos  
CEO/Broker  
+1 242.424.9699  
George.Damianos  
@SIRbahamas.com

George Damianos  
CEO/Broker  
+1 242.424.9699  
George.Damianos  
@SIRbahamas.com



### Sugar Cay at The Abaco Club

6 BR | 5.5 BA | 8,000 SQ. FT.  
\$10,000,000

Discover this stunning six-bedroom estate within the prestigious Abaco Club on Winding Bay. Boasting 200 feet of private beachfront, this 8,000-square-foot home offers an idyllic blend of traditional Bahamian architecture and modern elegance. Set on 1.5 acres, the property features a wraparound deck, swimming pool, and direct access to the beach.



SIRBAHAMAS.COM/ID/K8K6PB

Bahamas | Sotheby's  
INTERNATIONAL REALTY



### Amoria

8 BR | 11.0 BA | 9,426 SQ. FT.  
\$32,000,000

Welcome to Amoria, the distinguished winter residence of a Fortune 500 CEO, located in the exclusive Lyford Cay, Bahamas. This beachfront villa offers an exquisite blend of luxury and comfort across 9,426 square feet, featuring 8 bedrooms, 11 baths, a private tennis court and 226 feet of pristine sand beach.



SIRBAHAMAS.COM/ID/ZKJSLM

Bahamas | Sotheby's  
INTERNATIONAL REALTY





# La Mouette & Petite Mouette, Nassau, The Bahamas



# Pink Sands Villa, Eleuthera, The Bahamas



Samira Coleby  
Estate Agent  
+1 242.376.6248  
Samira.Coleby  
@SIRbahamas.com

Nick Damianos  
Estate Agent  
+1 242.376.1841  
Nick.Damianos  
@SIRbahamas.com



## La Mouette & Petite Mouette

6 BR | 6.5 BA | 4,500 SQ. FT.  
\$4,150,000

Nestled on West Bay Street in Nassau, Bahamas, La Mouette offers offers captivating ocean vistas and comprises two exquisite villas. The main villa features 4 beds, 4.5 baths, while La Petite Mouette, a two-story villa, has 2 beds, 2 baths. Conveniently located near Baha Mar Resort on Cable Beach, dining, shopping, and Nassau International Airport are minutes away.



SIRBAHAMAS.COM/ID/8Q5DS3

Bahamas | Sotheby's  
INTERNATIONAL REALTY



## Villa at Pink Sands Resort

3 BR | 3.5 BA | 3,290 SQ. FT.  
\$4,995,000

Nestled along a stunning 3-mile powdery pink beach, this pre-construction gem at the chic Pink Sands. Resort combines classic British West Indies architecture with modern amenities. 3 BR, 3.5 BA, hardwood floors a private pool, and a Bosch-equipped kitchen. Owners have freehold ownership with access to all resort amenities.



SIRBAHAMAS.COM/ID/C9DMK6

Bahamas | Sotheby's  
INTERNATIONAL REALTY



POINTE MILOU, ST. BARTHÉLEMY



Birdy  
4 BR | 4.0 BA | EUR5,800,000  
sothebysrealty.com/id/ZJY7QZ

TOINY, ST BARTHÉLEMY



Tangara  
3 BR | 3.0 BA | EUR7,850,000  
sothebysrealty.com/id/9X868C

ST. JEAN, ST BARTHÉLEMY



Good Vibrations  
2 BR | 2.5 BA | EUR6,600,000  
sothebysrealty.com/id/XHCP9R

POINTE MILOU, ST BARTHÉLEMY



Danse des Etoiles  
5 BR | 5.5 BA | \$19,750,000  
sothebysrealty.com/id/MEWS2K

LURIN, ST BARTHÉLEMY



Nirvana  
6 BR | 6.5 BA | EUR15,850,000  
sothebysrealty.com/id/33W5Q8

ST. JEAN, ST BARTHÉLEMY



Apartment St. Jean  
1 BR | 1.0 BA | EUR1,680,000  
sothebysrealty.com/id/HCBXXT

LURIN, ST BARTHÉLEMY



Etoile Brillante  
5 BR | 5.5 BA | EUR9,900,000  
sothebysrealty.com/id/FGMSDZ

DÉVÉ, ST BARTHÉLEMY



La Pomponnette  
3 BR | 3.5 BA | EUR5,850,000  
sothebysrealty.com/id/4SX68M

ST. JEAN, ST BARTHÉLEMY



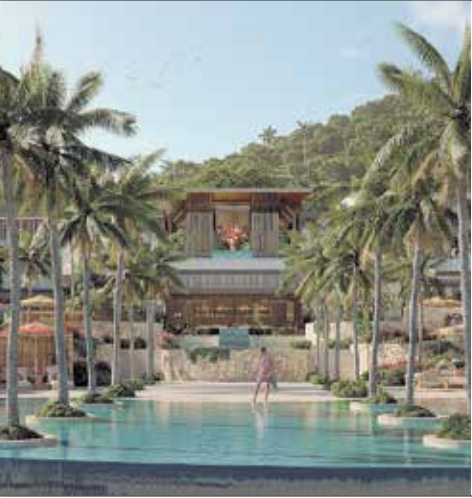
Neo  
6 BR | 7.0 BA | EUR47,000,000  
sothebysrealty.com/id/EFXLHJ



Vie L'Ven Luxury Resort  
& Residences



Harrison  
Drouin-Reed  
Broker  
sales@vielven.com  
+1 721.544.1545  
US: +1 305.307.0669



Vie L'Ven Resort & Residences is a luxurious five-star destination located in St. Maarten. The resort is situated on a pristine beachfront, nestled within a conservation area. Inspired by a quality of life, amenities include three pools, boat access, gourmet restaurants, beachfront watersports, a world class thermal spa, 24-hour concierge, and more. Units available to purchase include various one bedroom, one bedroom plus den, and two bedrooms plus den suites. Vie L'Ven is a member of Leading Hotels of the World and developed by Altree Developments. Available February 2024.

VIELVEN.COM





# Parihoa Farm, New Zealand

Scarlett Wood  
+64 21 686 856  
scarlett.wood@nzsir.com

Matt Finnigan  
+64 21 199 7669  
matt.finnigan@nzsir.com

Russell Reddell  
+64 21 355 291  
russell.reddell@nzsir.com



## 232 Constable Road, Muriwai, Auckland, New Zealand

15 BR | 20.0 BA | 728 ACRES

Within New Zealand lies the heavenly Parihoa Farm, it's the ultimate wellbeing sanctuary and few properties exist like this in the world. Parihoa Farm operates as a private home, events business and working farm. Front and center is the out of worldly 'House of Parihoa' which was designed by Andrew Patterson, acclaimed NZ architect in 2008 and in 2022 a floating glass structure called the 'Jewel Box' was added to the house.



SOTHEBYSREALTY.COM/ID/55CZY9



NEW ZEALAND SOTHEBY'S INTERNATIONAL REALTY | LEVEL 3, 106-108 QUAY STREET BRITOMART, AUCKLAND 1010 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



RYE, NY



## 191 Kirby Lane

TIDE MILL | \$10,500,000 | 191KIRBYLANE.COM | LISTING AGENT: MICHAEL HOLMES

Own a piece of coastal history on 3.75 acres on the Long Island Sound with a classic red barn and deep water docks. An idyllic setting to build your dream home.

RYE P.O., N Y



## 7 Puritan Road

6 BR | 7.1 BA | \$5,300,000 | 7PURITANROAD.COM | LISTING AGENT: CHRISTY MURPHY

One of a kind Stone Manor home with off-the-chart amenities, character, provenance, proximity and property. This exceptional offering, is ideal for those seeking a blend of sophistication, comfort, and recreation.

MICHAEL HOLMES  
Real Estate Salesperson  
914.497.5997  
michael.holmes@juliabfee.com

CHRISTY MURPHY  
Associate Real Estate Broker  
914.262.7123  
christy.murphy@juliabfee.com

JULIA B. FEE SOTHEBY'S INTERNATIONAL REALTY | 49 PURCHASE STREET, RYE, NY 10580 | SOTHEBYSREALTY.COM

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



# Villa Farallon: Turnkey Oceanfront Estate in Casa de Campo



**Sergio Llach**  
Sales Associate  
809.430.8956  
Sergio.Llach  
@sothebysrealty.com



**Jolanthe Suchy**  
Sales Associate  
809.330.8565  
Jolanthe.Suchy  
@sothebysrealty.com

**Punta Aguila 22**  
10 BR | 14.5 BA | 37,598 SQ. FT.  
\$45,000,000



Offered as a fully turn-key home, the home is sold fully furnished, down to the linens. The new owners of Villa Farallon need only to bring their toothbrushes and enjoy from day one. Throughout, the finishes of Villa Farallon are not only the best that you can buy, but they have been placed and installed with meticulous attention to detail; the highest quality which is visible everywhere you look.

[SOTHEBYSREALTY.COM/ID/NKDR4](https://SOTHEBYSREALTY.COM/ID/NKDR4)

