



LESLIE J. GARFIELD AND BEAUCHAMP ESTATES

Your private introduction to Europe



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At Leslie J. Garfield Real Estate, we have been committed to providing the best service and perspective to clients for more than 40 years.

The day Leslie J. Garfield opened the firm's doors, he had a single objective in mind: to be the best. For him, that meant being the most knowledgeable, hardworking and honourable negotiator on behalf of his clients. Along the way, the firm has grown into New York City's premier expert in town homes and small buildings. Today the growing team of sales and marketing talent is recognized by institutional clients, private individuals and the industry overall, as providing outstanding service and insight: combined with record-breaking sales.

Headed by Leslie's son, Jed, the company remains steadfast to its founders' vision and continues to provide clients with exceptional service and exceptional prime New York real estate. A selection of our current instructions are presented in this brochure.

As part of our continued growth, we are excited to announce that Leslie J. Garfield Real Estate has recently established a relationship with Beauchamp Estates, the renowned independent luxury European agency, based in London's Mayfair, with offices in Cannes, Florence and Mykonos and associates in Israel.

This new strategic relationship allows us to provide our clients with access to excellent levels of local market expertise and knowledge in these leading European markets: prime central London, Italy (Tuscany, Italian Lakes, Florence and Sardinia), South of France (including Monaco), and Greece, (Athens and Mykonos).



BEAUCHAMP ESTATES

Beauchamp Estates, founded in 1979, has grown into an international firm, specialising in exclusive luxury property, with headquarters in London's prestigious Curzon Street, Mayfair.

Working with teams of professionals based in their offices and with associates, their principal activities involve the sale, purchase and letting of exclusive residential property in major European centres of wealth. Currently offices are located in Florence; the birth place of the Renaissance and regional capital of Tuscany, Mykonos; the romantic island in the beautiful Aegean Sea and part of the Cyclades, and Cannes; the eternally chic city in the world famous Cote d'Azur and neighbour to equally glamorous Monaco.

Beauchamp Estates provides clients with access to some of the most exclusive international property currently available, both on and off-market. Equally, they are able to undertake property acquisition, investment and letting on behalf of clients and providing service to private individuals and family trusts: providing an exceptional level of personal care, guidance and considered advice on a one-to-one basis. At the same time, these services are also available to individuals and organisations for which property has wider commercial implications, including professional land lords and investors, developers and corporations.

Beauchamp Estates is an award winning agency and acknowledged market leader in luxury and prime central London property, having won awards from Estates Gazette, Property Week and most recently, founder Gary Hershman's SPEAR'S Wealth Management Awards - Property Adviser of the Year 2016: all testaments to the professionalism, knowledge and exceptional client service of Beauchamp Estates.

Leslie J. Garfield Real Estate, together with Beauchamp Estates, can provide an exceptional level of assistance and advice, helping clients through every stage of purchase; from market assessment and property selection, to escorted viewings and guidance through the local purchase process and beyond: whether that be one side of the Atlantic or the other.



On the following pages you will find a selection of just some of the prime properties that Leslie J. Garfield Real Estate and Beauchamp Estates currently offer. Each location is exquisite, with its own distinct history, style and culture: to view a wider selection please visit the website, or contact us to discuss your real estate needs further: not all properties are offered on the open market and through our extensive contacts we can help secure the home you desire.

BEAUCHAMP ESTATES LONDON

London: an iconic world city, equally and arguably as famous as New York, both global financial centres and each with its own distinct style.

London has been a major settlement for two millennia, during which time it has evolved into a leading global city, driving agendas for art, commerce, education, entertainment, fashion, finance, healthcare, media, professional services, research and development, tourism, and transport: a world cultural and financial capital. As such, it is the most visited city in the world, one of the most culturally diverse and an amazing location to visit or in which to live.

With its Royal Parks London is one of the greenest cities in the world and with its vast choice luxury retail it makes London the world's leading investment destination, hosting more international retailers and ultra high-net-worth individuals than any other city. The largest city in Europe and situated astride the River Thames, it is one of the world's major financial and cultural hubs. From characteristic markets to state of the art architecture, the many faces of London's districts offer picturesque scenery, world famous galleries, theatre, and luxurious shopping.

Considered as both a business and tourist destination and visited by millions of people annually, London is also a vibrant and exciting place to call home, whether it be for a permanent lifestyle change or as a periodic holiday stop-off. The London market has proven to be relatively resilient in the face of international change, proving that living in London continues to hold its worldwide appeal.

**CURZON
STREET W1**
CITY OF WESTMINSTER



 BEAUCHAMP
ESTATES

 LESLIE J.
GARFIELD

BEAUCHAMP ESTATES LONDON

Feature Properties

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AMENITIES AND LOCATION

MAIN FEATURES

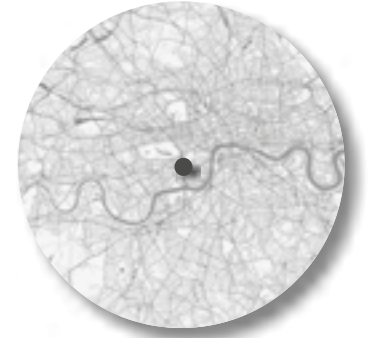
4 Bedrooms
2 Bathrooms
Kitchen
Dining room
Reception room

SECURITY

Concierge

INDOOR FEATURES

Elevator
Entrance hall
Study
Guest cloakroom
Kitchen & breakfast room
Master bedroom
Master bedroom with ensuite bathroom
Master bedroom with ensuite shower room
2 Bedrooms with ensuite bathrooms
Double bedroom
Dressing room
Balcony
Terrace



Belgravia, London

EATON SQUARE SW1

BELGRAVIA, LONDON

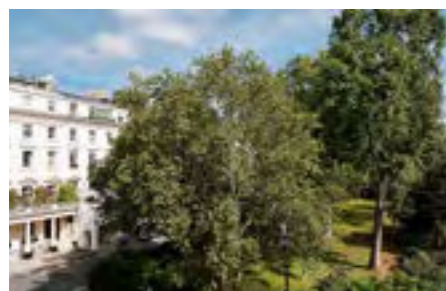
DESCRIPTION

LIVING AREA 2,623 sq ft
PRICE £ 6,950,000
Leasehold - approximately 28 years remaining

The property benefits from a corner position and therefore a light, triple aspect. This spacious 4 bedroom apartment has a 3 window wide drawing room with ceiling height in excess of 3 meters and enjoying views down the length of the gardens of Eaton Square.

Eaton Square is found at the heart of the internationally renowned area of Belgravia, with all the many amenities of Knightsbridge, Sloane Street and Chelsea being close to hand.

There are good transport links with fast access to Gatwick from Victoria Station approximately 0.2 miles from Sloane Square, 0.4 miles from Victoria and 0.07miles from Knightsbridge.





AMENITIES AND LOCATION

MAIN FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Dining room
- Reception room
- Swimming pool

UTILITIES

- Air Conditioning in all rooms
- Utility room

LEISURE

- Shared pool
- Gym/fitness room
- Steam room

SECURITY

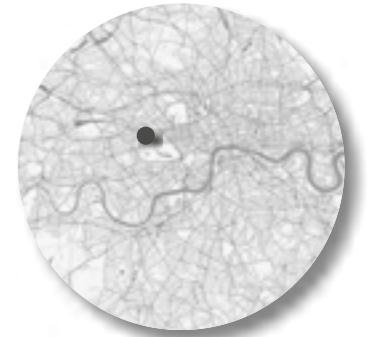
- Concierge
- 24-hour portage

INDOOR FEATURES

- Elevator
- Entry phone
- Entrance hall
- Informal reception room
- Guest cloakroom
- Guest bathroom
- Master bedroom with ensuite bathroom
- 2 Double bedrooms

OUTDOOR AND LEISURE

- Underground parking
- Shared pool
- Gym/fitness room
- Steam room



Hyde Park, London

THE LANCASTERS W2

HYDE PARK, LONDON

DESCRIPTION

LIVING AREA 1,766 sq ft
VIEW Overlooking Hyde Park
PRICE £ 4,999,950

A beautifully interior designed 3 bedroom, duplex apartment, with wonderful views over Hyde Park. Situated in The Lancasters, the apartment comes with concierge service, valet parking and leisure facilities. The 4th floor accommodation comprises large reception room with magnificent views over Hyde Park, kitchen, dining area, guest cloakroom and utility room. Located on the 5th floor is the luxurious master bedroom with fitted wardrobes

an en suite bathroom with large walk-in shower. Further accommodation includes 2 additional bedrooms and a guest bathroom. Specifications include a contemporary dining kitchen featuring integrated Miele appliances, Crestron lighting and a comfort cooling system. The bathrooms have chromium brassware by Fantini, with beautiful Spanish & Italian marble tiling to walls and floors. This apartment also has access to the fully-equipped gymnasium with spa, swimming pool, steam and treatment room, secure underground parking for 1 car and 24-hour concierge.





AMENITIES AND LOCATION

MAIN FEATURES

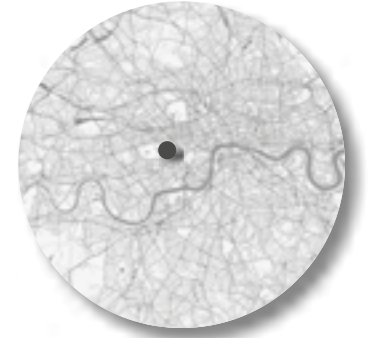
- 7 Bedrooms
- 6 Bathrooms
- 3 Reception rooms
- Swimming pool

OUTDOOR AND LEISURE

- Garden
- Garage
- Off road parking
- Gym/fitness room

LEISURE

- Gym/fitness room



Avenue Road, London

AVENUE ROAD NW8

ST. JOHN'S WOOD, LONDON

DESCRIPTION

LIVING AREA 11,157 sq ft
PRICE £ 40,000,000

Located on a generous corner plot and comprising some 11,157 sq ft, this ambassadorial residence is designed to reflect its prestigious surroundings. The property is situated on the favoured side of St. John's Wood. Avenue Road is a leafy, stylish and much sought after road,

situated moments from both Regent's Park and Primrose Hill and is a short drive from the West End. With a west facing landscaped garden and large carriage driveway, the property benefits from elegantly proportioned accommodation comprising seven bedrooms, six bathrooms, entertaining rooms, cinema room, large family/games room, indoor swimming pool leisure area, separate gym studio and staff accommodation.





AMENITIES AND LOCATION

MAIN FEATURES

- 15 Bedrooms
- 8 Bathrooms
- Kitchen
- Dining room
- Swimming pool

UTILITIES

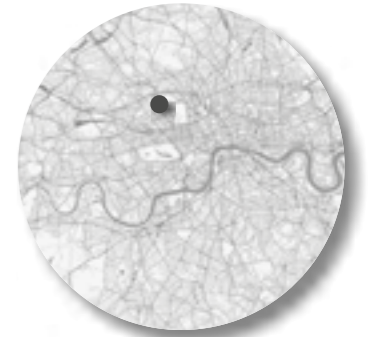
- Utility room

LEISURE

- Cinema room

INDOOR FEATURES

- Entrance hall
- Drawing room
- Study
- Cinema room
- Guest cloakroom
- Kitchen & breakfast room
- Master bedroom with ensuite bathroom
- 5 Bedrooms with ensuite bathrooms
- Dressing room
- Shower room



St. John's Wood, London

ACACIA ROAD NW8

ST. JOHN'S WOOD, LONDON

DESCRIPTION

LIVING AREA 9,700 sq ft
PRICE P.O.A

An elegant newly built detached house providing spacious family accommodation in excess of 9,700 sqft. The property stands behind a gated carriage driveway and has been finished to an exemplary standard. Designed to offer state of the art living and leisure facilities with an elevator servicing all floors, this impressive freehold residence is completed by a westerly facing rear garden and secure parking for 5 cars.

Set over 9,989 sqft, this fine home is located in East St. John's Wood minutes from the amenities of St. John's Wood high street and the Jubilee Line but also benefiting from close proximity to Regents Park and Primrose Hill. The accommodation comprises an entrance hall, reception hall, drawing room, dining room, family room, kitchen/breakfast room, guest cloakroom, cinema room, study, master bedroom suite, 5 further bedrooms (all ensuite), staff accommodation comprising bedroom, sitting room, kitchenette and bathroom.





AMENITIES AND LOCATION

MAIN FEATURES

- 4 Bedrooms
- 4 Bathrooms
- Kitchen
- Dining room
- Reception room
- Swimming pool

SECURITY

- On-site security
- CCTV
- Concierge
- 24-hour portorage

INDOOR FEATURES

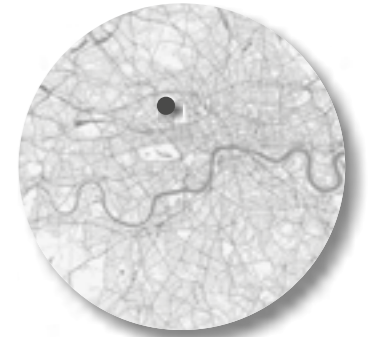
- Elevator
- Entry phone
- Entrance hall
- Study
- Guest cloakroom
- Kitchen & breakfast room
- Master bedroom with ensuite bathroom
- 2 Bedrooms with ensuite bathrooms
- Dressing room
- Balcony
- Terrace
- Fireplace

UTILITIES

- Air Conditioning in all rooms
- Plant room
- Utility room

OUTDOOR AND LEISURE

- Underground parking



St. John's Wood, London

50 ST. EDMUND'S TERRACE NW8

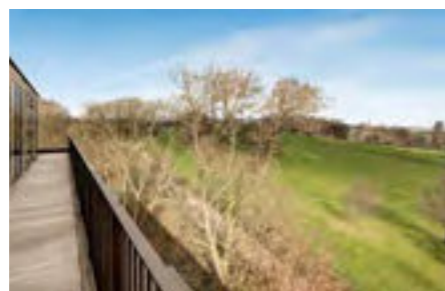
ST. JOHN'S WOOD, LONDON

DESCRIPTION

LIVING AREA 3,770 sq ft
VIEW Panoramic views including Primrose Hill and Regent's Park
PRICE £ 18,000,000

This elegant Penthouse is finished to the highest of standards and offers the very best in luxury living. Set within a brand new

architecturally designed gated development with landscaped courtyard gardens, this property is enviously positioned on the park's edge benefitting from unrivalled views. The boutiques, bars, restaurants and cafés of St. John's Wood High Street and the St. John's Wood Tube Station (Jubilee Line) are a short walk away.





AMENITIES AND LOCATION

MAIN FEATURES

3 Bedrooms
3 Bathrooms
Kitchen
Reception room
Swimming pool

SECURITY

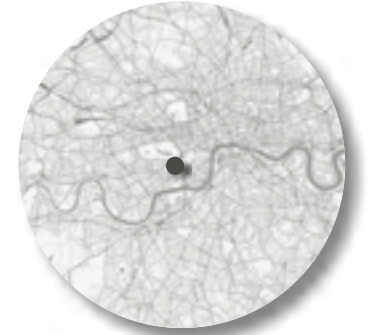
Concierge

INDOOR FEATURES

Balcony

OUTDOOR AND LEISURE

Garden
Garage
Off road parking



One Hyde Park, London

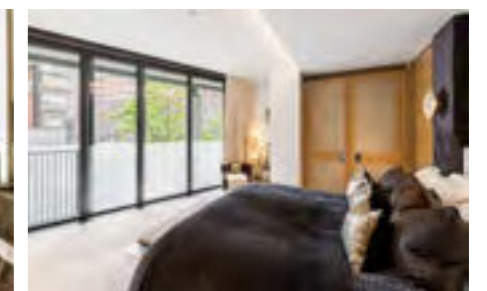
ONE HYDE PARK SW1

ONE HYDE PARK, LONDON

DESCRIPTION

LIVING AREA 3,310 sq ft
PRICE £ 15,250,000

One Hyde Park is situated in the prime Knightsbridge location bordering Hyde Park and Sloane Street. This prestigious area has an array of high-end fine dining restaurants and bars to choose from and some of London's leading hotels, including the Mandarin Oriental Hotel just next door. One Hyde Park provides a unique London living experience for those who want the luxury, elegance and style.



BEAUCHAMP ESTATES ITALY

Italy has an indescribable beauty,
a magic that envelopes those who feel it,
who live it, who breathe it.

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The coastline, the mountains, the countryside and the hills: every few kilometres puts you in not just another region, but in a completely different world. Each region has its own unique character and history, its flavours and dialects. The lake region, in the northern area of Italy includes Lake Como, Lake Maggiore, and Lake Garda and continues to be a popular choice for foreign investors. Milan, the second most populous city of Italy and the capital of Lombardy, is a major international hub to fashion, design and Tuscany, our world renowned and featured region, is famous for its breathtaking landscapes and rich artistic, cultural, and culinary history.

Italy's residential market has turned a corner with viewings, prices and sales all increasing. A weaker Euro is attracting US and UK buyers to the second-home hotspots of Tuscany, Umbria, Milan, the Italian Lakes, Venice and Sardinia. Italy's prime, second-home markets are some of the world's most desirable, characterized by their cultural heritage and natural beauty. History, heritage and the natural environment will continue to sustain Italy's appeal as an international destination for retreat properties over the longer term.

TUSCANY

The Chianti region represents the classic Tuscan landscape of rolling hills and cypress trees and residential properties come at a premium here, making Tuscany the primary area of concentration of our offices.

This visually stunning region is the most internationally invested, with some high profile properties from vineyards, small independent classic stone farmhouses to luxury apartments in the heart of the art and cultural centre of the world, Florence.

Tuscany offers strong potential for vacation rentals with both rural and city properties in high demand from tourists. As the birthplace of the Renaissance, Florence is the region's primary city and is one of Italy's most visited.





BEAUCHAMP ESTATES TUSCANY

Feature Properties

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AMENITIES AND LOCATION

MAIN FEATURES

- 4 Bedrooms
- 4 Bathrooms
- Kitchen
- Swimming pool

INDOOR FEATURES

- Entrance hall
- Formal reception room
- Sitting room
- 4 Double bedrooms
- Balcony
- Fully furnished & equipped

OUTDOOR FEATURES

- Outside dining
- Garden
- Garage
- Panoramic view
- Parking
- Underground parking



Cortona, Tuscany

LA LEOPOLDINA

CORTONA, TUSCANY

14

DESCRIPTION

LIVING AREA 160 sqm
LAND SIZE 500 sqm
PRICE € 690.000

'La Leopoldina' is an independent country house situated on a beautiful, privately managed estate only a few kilometres from Cortona, Tuscany. The estate hosts a common swimming pool, parking, and green forested areas developed on 10,000 sqm. of land.

Its hilltop position offers lovely views of the Tuscan countryside. Comprised of 160 sqm and divided into 4 bedrooms and 4 bathrooms, the restoration of 'La Leopoldina' has been carefully carried out maintaining the typical Tuscan traditional building methods and incorporating handmade terra cotta floors, chestnut beamed ceilings and artisan made doors and windows.





AMENITIES AND LOCATION

MAIN FEATURES

6 Bedrooms
5 Bathrooms
Kitchen
Dining room
Reception room

UTILITIES

Utility room

INDOOR FEATURES

Entrance hall
Informal reception room
2 Guest bathrooms
Master bedroom with
ensuite bathroom
5 Double bedrooms
Terrace
2 Fireplaces
Wine cellar

OUTDOOR FEATURES

Garden
Off road parking



Panzano in Chianti,
Tuscany

CASA SIRONDOLE

PANZANO IN CHIANTI, TUSCANY

15

DESCRIPTION

LIVING AREA 480 sqm
LAND SIZE 1.5 hectares
PRICE € 1.350.000

This charming country home is nestled in the tranquil Tuscan countryside, a scenic walk from the village of Panzano and just a short drive from the artistic centers of Florence and Siena. The main home dates back over 400 years while the central tower, is believed to have been constructed in the Middle Ages. The home is surrounded by 1.5 hectares of terrain, including approximately 150 productive olive trees Sirondole is comprised of the

main home, 387 m², with central tower, and outbuildings. The house is divided into two floors. The ground floor hosts a spacious open kitchen with a central fireplace, study/bedroom, guest bathroom, bathroom, and a storage room and a cellar. The original layout of the upper floor has been retained and provides 5 bedrooms, 2 bathrooms, plus 1 ensuite bathroom, a large central sitting area and the main living room of the house with the great beamed open fireplace. Outbuildings include a loggia against the main front of the house, a boiler room and a large barn (93m²) with lean-to garage attached.





AMENITIES AND LOCATION

MAIN FEATURES

5 Bedrooms
5 Bathrooms
3 Reception room

UTILITIES

Air Conditioning
in living space

SECURITY

Alarm system

INDOOR FEATURES

Elevator
Entrance hall
Double reception room
Sitting room
Family kitchen
Master bedroom with
ensuite bathroom
4 Double bedrooms
Dressing room
Balcony
Terrace
Wine cellar

OUTDOOR FEATURES

Underground parking



Fiesole,
Tuscany

APARTMENT MACHIAVELLI

16

FIESOLE, FLORENCE, TUSCANY

DESCRIPTION

LIVING AREA 634 sqm

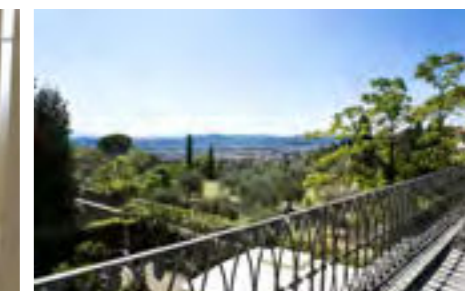
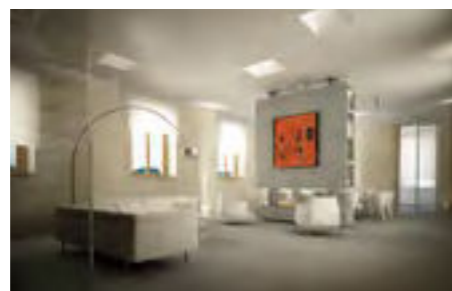
VIEW Views of the countryside and the
city of Florence

PRICE P. O. A

Apartment Machiavelli is a luxury property
in an elegant 16th century Fiesole Villa,
situated on a panoramic hilltop position
overlooking the Florence valley. The main
villa, Villa Machiavelli, has been exquisitely
restored into a luxurious estate composed
of 5 exclusive apartments each elegantly
furnished to the highest of standards.

This luxury apartment (634 sqm) is located
on the entire first floor of the Villa and
includes a 200 sqm.terrace with stunning
views over the city of Florence.

Comprised of 3 reception rooms,
5 bathrooms, 5 bedrooms and the finest in
refined, contemporary interiors, Apartment
Machiavelli is surrounded by the park and
gardens of the Villa, creating a quiet, green
atmosphere just minutes from the historical
center of the Florence.





AMENITIES AND LOCATION

MAIN FEATURES

- 5 Bedrooms
- 5 Bathrooms
- Kitchen
- Dining room
- Reception room
- Swimming pool



Val d'Orcia,
Tuscany

CASA RAUNATE

VAL D'ORCIA, SIENA, TUSCANY

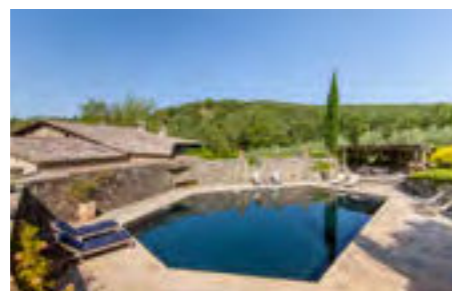
DESCRIPTION

LIVING AREA 540 sqm
LAND SIZE 12 hectares
PRICE € 2.800.000

This exceptional property beautifully situated in a broad valley within the Val d'Orcia, near Siena and Florence, was originally an 18th century olive mill. The home is surrounded by more than 12 hectares of land and comprised of a living

space of 540 sq.m. The primary building, which was the former mill, today serves as a spacious and gracious home with three distinct, yet linked living areas for a total of 5 bedrooms, 5.5 bathrooms, with lovely gardens and swimming pool and shaded pergola.

Carefully renovated, the emphasis on convenience and comfort is evident throughout the property.





AMENITIES AND LOCATION

MAIN FEATURES

9 Bedrooms
8 Bathrooms
Kitchen
Swimming pool

LEISURE

Heated pool

INDOOR FEATURES

Drawing room
Library
Study
2 Guest bathrooms
5 Double bedrooms
Balcony

OUTDOOR FEATURES

Parking
Outside dining
Sunset view
Utility Room
Panoramic View



Lamole, Tuscany

VILLA CHIANTI

18

LAMOLE, CHIANTI, TUSCAN COUNTRYSIDE

DESCRIPTION

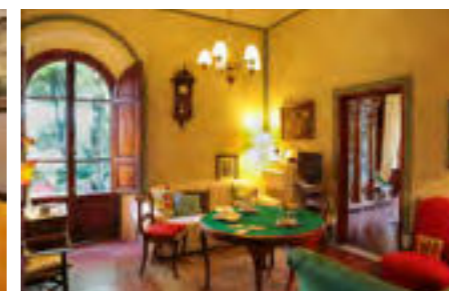
LIVING AREA 500 sqm
LAND SIZE 500 hectares
PRICE € 4.300.000

Located in the heart of the world-famous Chianti wine territory, this lovely country estate, Villa Chianti, offers the perfect blend of rustic Tuscan charm with modern amenities and is only a short drive from the historic art centres of Siena and Florence. The property comprises two villas, Il Villino and Le Scuderie. The two villas are surrounded by a vast private park and gardens

for a total of approx. 2 hectares. A private swimming pool overlooks the valley.

Il Villino, 700 sqm, constructed over 3 floors and hosts 8 bedrooms and 5 bathrooms. The study, dining room and living room all boast lovely frescoes. There is private, outdoor space in the park for outdoor dining.

Le Scuderie, 250 sqm, with its 5 bedrooms and 5 complete bathrooms, Le Scuderie has been recently renovated with care, transforming the stables into two large apartments with separate entrances.





AMENITIES AND LOCATION

MAIN FEATURES

Bedroom
Bathroom
Kitchen
Dining room
Reception room

INDOOR FEATURES

Entrance hall
Informal reception room
Master bedroom
Guest cloakroom
Family kitchen

UTILITIES

Air Conditioning
in all rooms
Heating



Florence, Tuscany

CASA MONTI ALLE CROCI

SAN NICCOLÒ, FLORENCE, TUSCANY

19

DESCRIPTION

LIVING AREA 55 sqm
VIEW Rooftops of historic San Niccolò
PRICE € 370.000

This unique apartment overlooks the rooftops of the historic San Niccolò neighbourhood in Florence's centre. Just moments from the world famous Ponte Vecchio and Arno River, Casa Monti alle Croci is an urban apartment which combines modern comforts with characteristic features.

Completely renovated in January 2015, this charming 55 sqm attic property boasts exposed wooden beam ceilings, precious wood flooring and an airy open floor plan. Situated on the third and top floor, the apartment has one master bedroom, living room and one complete bathroom and one service bathroom. The kitchen is fully equipped and decorated in antique marble. The heating and cooling systems are new and independent.





AMENITIES AND LOCATION

MAIN FEATURES

8 Bedrooms
7 Bathrooms
2 Kitchens

UTILITIES

Staff quarters

LEISURE

Gym/fitness room
Jacuzzi

INDOOR FEATURES

Entrance hall
Master bedroom with
ensuite bathroom
Dressing room
Guest cloakroom
Kitchen & breakfast room
Shower room
Wine cellar
Winery
Patio
5 Sitting rooms
4 Fireplaces

OUTDOOR FEATURES

Off road parking
Utility room
Garden
Summer kitchen
Guest house



Chianti, Tuscany

VILLA TERRABIANCA

CHIANTI, TUSCAN COUNTRYSIDE

DESCRIPTION

LIVING AREA 1,000 sqm
VIEW 2 hectares
PRICE € 2.000.000

Immersed in the heart of Chianti Classico sits this magnificent property overlooking a valley just 12 km from Siena with stunning views and surroundings. The main stone villa has a grand entrance hall and spacious bright sitting room tastefully furnished and overlooking the garden and courtyard. On the same floor, there is a fitness room with a whirlpool and a treadmill. The fully equipped kitchen and dining room with patio overlooks the picturesque valley.

The second floor has a further elegantly furnished sitting room a master bedroom suite and a 2nd bedroom, both with walk-in-closets and bathrooms. The basement of the Villa is used as a wine cellar and storage area. The guesthouse hosts a large kitchen a sitting room with a fireplace and two further bedrooms and a bathroom. The first floor is a private apartment with a small kitchen, living room with a fireplace and two bedrooms and a bathroom. The property is surrounded by 2 hectares of land. In front of the villa is one half of the Chianti Classico vineyard. **N.B. There is a project to build a swimming pool at this property.**





AMENITIES AND LOCATION

MAIN FEATURES

11 Bedrooms
13 Bathrooms
6 Kitchens
7 Dining rooms
Swimming pool

UTILITIES

Heating
Staff quarters
Service kitchen

INDOOR FEATURES

Entrance hall
Entry phone
Master bedroom with
ensuite bathroom
Formal reception room
Family kitchen

Study
Wine cellar
5 Bedrooms with ensuite
bathrooms
11 Double bedrooms
8 Sitting rooms
5 Fireplaces

OUTDOOR FEATURES

Parking
Outside dining
Garden
Gazebo
Pool shower
Panoramic view



Figline Valdarno,
Tuscany

VILLA LA TORRE

21

FIGLINE VALDARNO, TUSCANY

DESCRIPTION

LIVING AREA 1,337 sqm
LAND SIZE 26 hectares
PRICE € 7.500.000

This private estate, with charming farmhouses and 26 hectares of land, is the ideal location and only 30 minutes from Florence. The property has been restored to a high standard with great attention to detail and respecting the original features of the Tuscan farmhouses, the main house has spacious and elegant rooms and it features handmade terracotta floors and ceilings

with wooden beams and terracotta tiles. The estate is accessed via an elegant tree lined private road surrounding by a stunning woodland, providing privacy and security.

The property is surrounded by a perfectly maintained garden with swimming pool, the main body of the property centres around a large external courtyard and consists of a main farmhouse, a former barn, a two-story farmhouse divided into three independent units, a storehouse, a small farmhouse and a machinery storage.





AMENITIES AND LOCATION

MAIN FEATURES

6 Bedrooms
6 Bathrooms
Kitchen
Dining room
3 Reception rooms
Swimming pool

UTILITIES

Heating

SECURITY

Alarm system

INDOOR FEATURES

Entrance hall
Entry phone
Master bedroom with
ensuite bathroom
Formal reception room
Double reception room
Study

6 Bedrooms with ensuite
bathrooms
6 Double bedrooms

Sitting room

Terrace
Fireplace

OUTDOOR FEATURES

Parking
Outside dining
Utility room
Garden
Panoramic view
BBQ area
Garage
Guest house



San Casciano dei
Bagni, Tuscany

VILLA LA SCUOLA

SAN CASCIANO DEI BAGNI, TUSCANY

22

DESCRIPTION

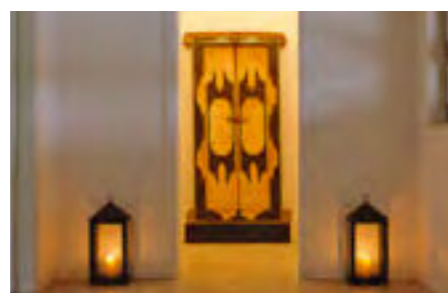
LIVING AREA 600 sqm
LAND SIZE 5,000 sqm
PRICE € 3.000.000

Villa La Scuola is an exclusive Tuscan home completely renovated and decorated by its current owner who has been able to give the villa a character harmonious, elegant and refined. The property is located in the beautiful medieval town of San Casciano dei Bagni, an untouched jewel south of Siena, famous for its newly

renovated Roman Baths with natural pools for healing and beauty. The property is located a few meters from the central square of San Casciano dei Bagni, with its restaurants and shops, where you can still find a quiet, peaceful environment.

The interior design was realized by giving the utmost attention to detail: white sheets, plush sofas, dining tables large enough to accommodate up to 24 people.

The outdoor spaces are beautiful as well, allowing guests to enjoy relaxing moments.



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AMENITIES

MAIN FEATURES

- 4 Stories
- 9 Rooms
- 5 Bedrooms
- 3 Bathrooms
- 1 Powder Rooms

ANNUAL TAXES

\$ 35,721 USD

KEY FEATURES

- 30'-Deep Private Garden
- Central air conditioning
- Buildable Air Rights
- Brownstone
- Cellar
- Chef's Kitchen
- Prewar
- Dishwasher
- Fireplace
- Patio
- Storage

334 EAST 69th STREET

UPPER EAST SIDE

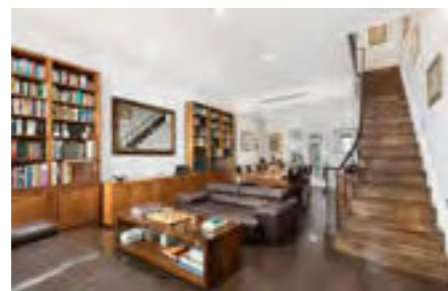
24

DESCRIPTION

LIVING AREA 2,800 sqft
PRICE \$ 6,250,000 USD

Located on one of Manhattan's most beautiful tree-lined townhouse blocks, this Neo-Grec, four story townhouse has a lovely brownstone façade. Built in 1899, it has been tastefully renovated with a contemporary flair. The townhouse boasts a 28 foot landscaped garden, stunning oak hardwood floors, central air conditioning,

gas heat, central video, central alarm, a full basement and a gourmet chef's eat in kitchen with Miele top-of-the-line appliances. All newly installed mechanicals, plumbing, lighting and electrical complete this well laid out townhouse. There is also available FAR that permits the increase of significant square footage per NYC zoning. Additionally, there is a neighborhood block association that is well known for its dedication to block preservation of beauty and aesthetic maintenance.





AMENITIES

MAIN FEATURES

- 5 Stories
- 13 Rooms
- 4 Bedrooms
- 4 Bathrooms
- 2 Powder Rooms

ANNUAL TAXES

\$ 43,150 USD

KEY FEATURES

- Gourmet Chef's Kitchen
- Wood-Burning Fireplaces
- Limestone Fountain
- Marble Countertops
- Blue-Stone Tiled Garden
- Temperature Controlled Wine Cellar
- Prewar
- Balcony
- Dishwasher
- Patio
- Pets
- Storage
- Washer / Dryer

314 EAST 69th STREET

UPPER EAST SIDE

25

DESCRIPTION

LIVING AREA 4,000 sqft
PRICE \$ 7,995,000 USD

For the sophisticated and discerning purchaser, this elegant home has been exquisitely renovated by Oliver Cope, an award-winning New York City architect known for classically-inspired designs and craftsmanship of the highest quality. There is a large red cedar temperature-

controlled wine cellar in the basement along with a laundry room, powder room and 2 mechanical rooms. The garden level has a vestibule, library, dining room, powder room and kitchen with Carrara marble countertops and top grade appliances by Viking, Subzero and Miele. This townhouse boasts the inclusion to a neighborhood block association that is well known for its dedication to block preservation of beauty and aesthetic maintenance.





156 EAST 62nd STREET

UPPER EAST SIDE

26

DESCRIPTION

LIVING AREA 7,500 sqft
PRICE \$ 18,500,000 USD

Behind the stately limestone facade is a seamless blend of state-of-the-art amenities and classic architectural detail. This turn-key single-family home has been completely rebuilt and boasts six levels of living space accessed by the central stair as well as a commercial grade elevator servicing all levels and the roof. The property boasts 13'

ceiling heights, six bedrooms, formal and informal entertaining areas, a south facing garden, and an expansive roof deck. From the custom millwork in its striking parlor floor kitchen, the soaring ceiling heights and floor to ceiling windows, to the ten zones of HVAC, radiant floor heating, and bespoke home automation system, this property seamlessly combines the timeless charm of townhouse living with the elegance and convenience of state-of-the-art new construction.

AMENITIES

MAIN FEATURES

5 Stories
16 Rooms
6 Bedrooms
6 Bathrooms
2 Powder Rooms

ANNUAL TAXES

\$ 67,533 USD

KEY FEATURES

20'-Wide
Limestone Facade
Soaring Ceiling Heights
Roof Deck
Private South-Facing Garden
Smart home technology
Elevator
Gym





AMENITIES

MAIN FEATURES

6 Stories
26 Rooms
6 Bedrooms
7 Bathrooms

ANNUAL TAXES
\$ 31,075 USD

KEY FEATURES

Fully restored facade with new stoop and adjacent planter to Landmark 1891 specifications
Seven huge 7'x7' steel casement fixed and operable windows
Four wood-burning fireplaces
Pre-wired for AV customization
Custom rift & quarter sawn white oak flooring
Restored entryway with original ironwork front doors
Landscaped front yard planter and adjacent trees with irrigation system

Radiant heat throughout cellar, entire kitchen level, all bathrooms as well as both laundries
New custom elevator serving five floors
High end appliances (42" SubZero refrigerator, 6 burner Wolf stove, Bosch dishwasher, etc)
Two custom glass 4'x8' roof skylights
Two laundry rooms located on the 4th floor and cellar
Sound attenuation in walls and between floors

41 WEST 70th STREET

UPPER WEST SIDE

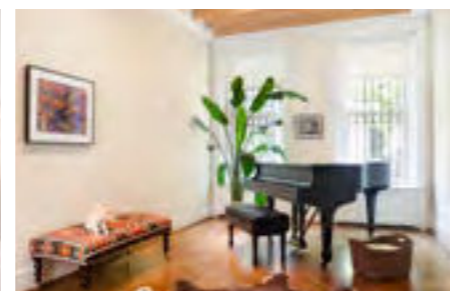
27

DESCRIPTION

LIVING AREA 8,000 sqft
PRICE \$17,650,000 USD

Situated on the neighborhood's most desirable block, just steps from Central Park, 41 West 70th Street is the fifth in a series of eight beautiful single family homes. Originally designed by the architect Gilbert A. Schellinger in the Renaissance Revival style in 1891, the interior was completely demolished

and re-built into this modern classic. The original 120 year old structural beams were planed and woven back into the architecture. The home contains a north and south windowed cellar that creates light and ventilation and is ideal for accommodating a media/play room, a loggia adjacent to the grand living room that looks down upon a beautifully landscaped garden, and a large terrace off the fourth floor that looks out on the skyline that runs along Central Park West.





AMENITIES

MAIN FEATURES

5 Stories
16 Rooms
4 Bedrooms
4,5 Bathrooms

ANNUAL TAXES
\$ 40,642 USD

KEY FEATURES

Creston home control System, which operates audio, lights, climate, and windows
Formal dining room
Top of the line eat-in windowed-kitchen
Library
Media room
Reception hall
Atrium
Terrace
Elevator

1145 PARK AVENUE

UPPER EAST SIDE

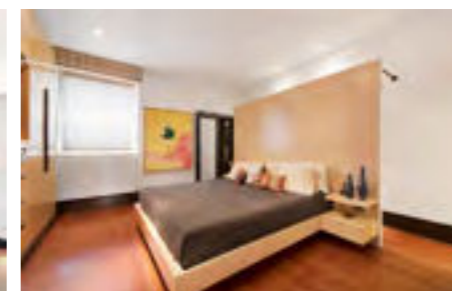
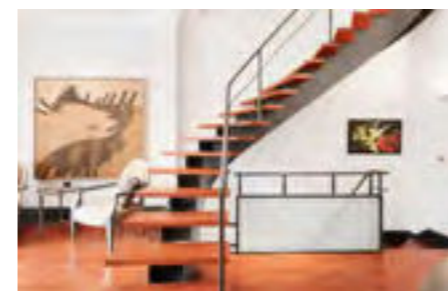
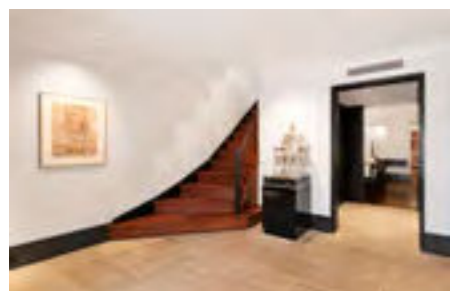
28

DESCRIPTION

LIVING AREA 4,200 sqft
PRICE \$8,999,000 USD

1145 Park Avenue is a pre-war limestone townhouse originally built in 1885 and redesigned by the estimable Emery Roth in 1921. Fully renovated into this modern classic, the home's most prominent feature is the abundance of natural light that floods in from the picture windows facing Park Avenue and the sky lights

present throughout the home. Upon entering the property, one is greeted by a serene limestone floored vestibule that leads into an elegant formal dining room which abuts a top of the line eat in kitchen with rear staircase that connects to the parlor floor. The parlor floor contains a grand entertaining space including a living room with floating staircase and views of Brick Church, and a sun filled atrium adjacent to a private outdoor terrace.





AMENITIES

MAIN FEATURES

6,5 Stories
15 Rooms
7 Bedrooms
8 Bathrooms

ANNUAL TAXES

\$ 35,000 USD

KEY FEATURES

Elevator
Chef's kitchen
Turnkey property
Alarm
Central air conditioning
Balcony
Dishwasher
Elevator
Fireplace
Gym
Patio

244 EAST 48th STREET

MIDTOWN EAST

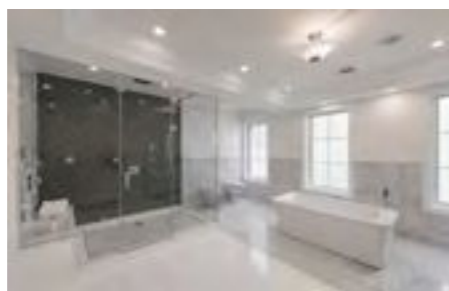
29

DESCRIPTION

LIVING AREA 7,400 sqft
PRICE \$ 12,995,000 USD

244 East 48th Street is a new construction, six and a half story, 7,400 square foot luxurious single-family townhouse. The home recently underwent a 2-year gut renovation completed in 2016. The home features the finest in natural woods, stone,

and finishes. All mechanicals, plumbing, lighting, and electrical system have been precisely planned and newly installed, providing the utmost in Manhattan townhouse living. The serene outdoor spaces include a large, landscaped south facing private garden, south facing balcony off the kitchen, generous north facing terrace on the sixth floor, and full floor roof deck.





110 WEST 13th STREET

GREENWICH VILLAGE

30

DESCRIPTION

LIVING AREA 4,250 sqft
PRICE \$ 12,950,000 USD

Set in the heart of Greenwich Village, on a tree-lined block, sits 110 West 13th Street, a newly renovated, 20' wide, single-family townhouse. The two-year renovation seamlessly blends classic 19th century townhouse charm and detail with contemporary living. Dramatic double-

height ceilings combine the open parlor floor with the ground floor chef's kitchen, dining room, media room, and office. The expansive open kitchen boasts Subzero and Wolf appliances, two dishwashers, and an abundance of custom storage and cabinetry. Features of the 4,250 square foot home include five bedrooms, a south-facing garden, terrace, two entrances, three zones of central air-conditioning, and four and one half bathrooms.

AMENITIES

MAIN FEATURES

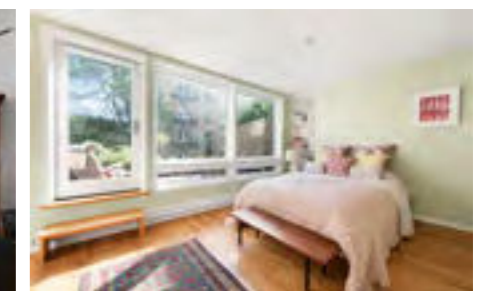
4 Stories
11 Rooms
5 Bedrooms
4 Bathrooms
1 Powder Room

ANNUAL TAXES

\$ 33,237 USD

KEY FEATURES

20'-wide
Hvac
Historic details
Private south-facing garden
Terrace
Double height ceiling
Fireplaces
Custom chef's kitchen





AMENITIES

MAIN FEATURES

5 Stories
13 Rooms
10 Bedrooms
10 Bathrooms
1 Powder Room

KEY FEATURES

Garden
Triplex
Prewar
Balcony
Fireplace

ANNUAL TAXES

\$ 65,098 USD

306 WEST 78th STREET

UPPER WEST SIDE

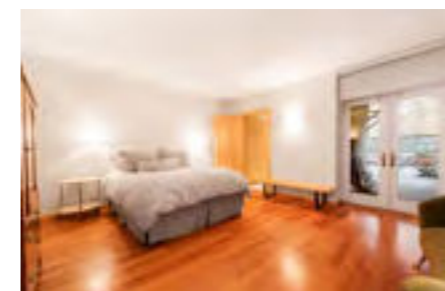
31

DESCRIPTION

LIVING AREA 5,648 sqft
PRICE \$ 8,450,000 USD

Originally built by the architect J.W. Davison in 1895, 306 West 78th Street is the third in a series of four town homes designed in the Renaissance Revival style. The 18' wide property contains a modern, light, and spacious owner's triplex plus seven additional free-market rental units. Including the finished basement, the total interior space exceeds 6,000 sqft.

It is ideal for conversion to a single-family home, for use by a live-in owner looking to offset expenses with rental income, or for an investor looking for a high-income (\$456,600 rent roll) rental property with a strong return on investment. Ideally situated on a picturesque Upper West Side townhouse block with south-facing garden, this historic home is in close to proximity to Riverside Park, excellent schools, transportation, fine shopping and dining, and Lincoln Center.





85 PERRY STREET

WEST VILLAGE

32

DESCRIPTION

LIVING AREA 4,159 sqft
PRICE \$ 17,950,000 USD

Nestled in the heart of the West Village sits 85 Perry Street, a newly restored, 22' wide, five-story single-family townhouse set on the renowned Bleecker Street gardens. Upon entering this turnkey residence, one is greeted with Russian white oak floors, a living room with dramatic double height ceilings, and abundant south-facing natural light. The SieMatic chef's kitchen featuring Italian calacatta marble, Wolf and SubZero

appliances and dining room with access to the private Bleecker Street gardens round out the entry level floor. The third floor master suite has three French doors spanning the width of the house, a luxurious master bathroom, and a quiet office with views of Perry Street. The fourth floor is composed of two expansive bedrooms, each with en-suite bathrooms. The flexible fifth floor space is perfect for entertaining. The high ceilings, large landscaped terrace, and a concealed wet bar, dishwasher, and refrigerator make for an ideal family room or movie theater.

AMENITIES

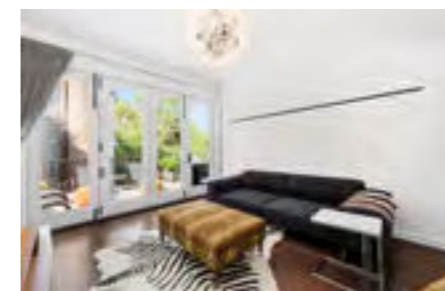
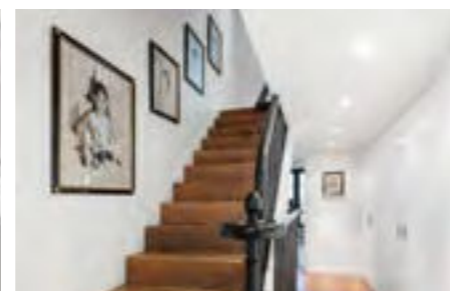
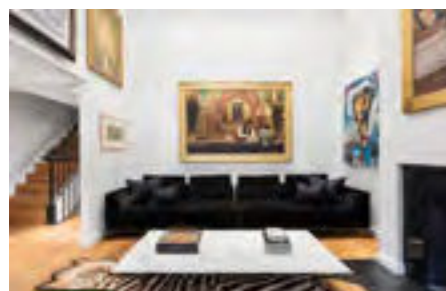
MAIN FEATURES

5 Stories
10 Rooms
4 Bedrooms
4 Bathrooms

ANNUAL TAXES
\$ 29,341 USD

KEY FEATURES

Beautiful tree-lined street
Central air conditioning
Custom Chef's kitchen
Custom Millwork
Garden
Radiant heated floors
Roof Terrace
Wood-Burning Fireplaces
Prewar
Balcony
Fireplace
Patio
Storage





AMENITIES

MAIN FEATURES

4 Stories
12 Rooms
7 Bedrooms
6 Bathrooms

ANNUAL TAXES

\$ 31,508 USD

KEY FEATURES

21'-Wide
Original details
Large Rear Garden
Grand Ceiling Heights
6200 Sq.Ft. Buildable
Greek Revival Style Architecture
Historic house
Prewar
Balcony
Fireplace
Patio
Storage
Washer / Dryer

348 WEST 22nd STREET

CHELSEA

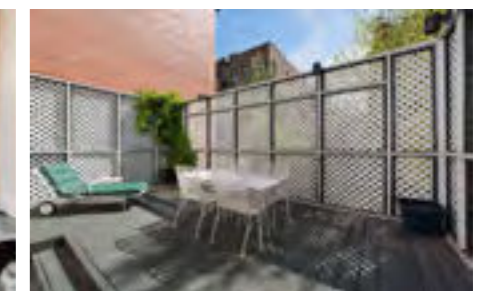
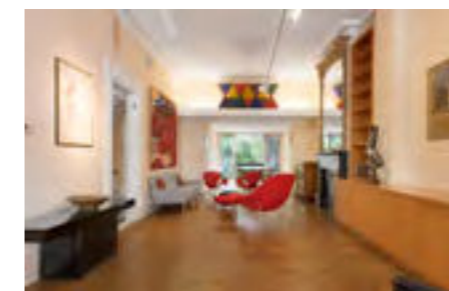
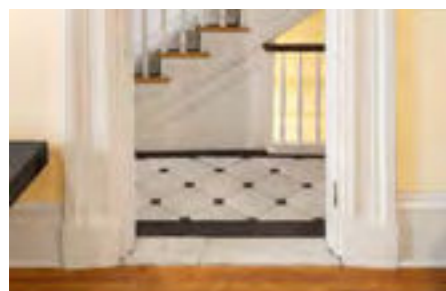
33

DESCRIPTION

LIVING AREA 4,300 sqft
PRICE \$ 8,100,000 USD

348 West 22nd Street is a 21'-wide townhouse rich with history, located on one of the best tree-lined blocks in Chelsea. Purchased from Clement C. Moore in 1835, Abisha Smith built this townhome in 1841 in Greek Revival style, giving the block its great distinction. One of 40 townhouses on the block, 348 West 22nd Street is four-stories tall (plus cellar) and approximately 4,300 square feet. Period details remain in excellent condition, with features such

as Greek Revival plaster moldings and medallions, four marble mantles, and inlaid parquet wood floors. This home boasts two entrances, one beyond the iron railings and large forecourt, and the other an elegant and grand stoop. The ceilings are generous on all levels, with the parlor floor reaching heights of 12'. The oversized south-facing garden is approximately 35'-deep and provides a unique combination of privacy and open views, as it abuts townhouse gardens on three sides. The third floor private terrace off the master bedroom offers additional outdoor space.





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