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INSIDE THIS ISSUE: *Love by Design*

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Matt Brietenbach, Brietenbach Advisory Team (BAT), Compass  
631-255-6221 | [msb@compass.com](mailto:msb@compass.com)  
MLS/ID# 370354

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PHOTOS (COVER AND ABOVE): 360 Dune Road

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ON THE COVER:

*360 Dune Road*

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Located along one of the most sought-after waterfront enclaves in the Hamptons, 360 Dune Road is a contemporary modern home set on a large 1.7-acre lot on Mecox Bay, with the ocean beachfront just on the other side of the road. The three-bedroom, four-bathroom home, built in 1982 and on the market for \$17,250,000, offers world-class sunset and ocean views, with clean, modern spaces, pool and a dock — with high-net-worth sports and business tycoons, who could choose to live anywhere in the world, as neighbors.

"This house is all about summertime Hamptons living for a seasonal Hamptons buyer," said Matthew Breitenbach, luxury real estate adviser with Compass. "The road itself is special: Dune Road is one of the pinnacle oceanfront streets in the Hamptons, and here you have western-facing sunset views and a private dock, with an easy walk to the ocean, surrounded by bay and ocean, where you can swim, boat or paddleboard in Mecox Bay. Dune Road is one of those Hamptons streets that is an eye-catcher in the luxury world."



Image: Brown Harris Stevens

# Love by Design

*High design and impeccable style to the highest standards is the unmistakable throughline for each of these fine homes, set in the best parts of the Upper East Side, NoHo, West Village and Midtown in Manhattan, and beyond the city to Rye in lower Westchester, Bridgehampton in the Hamptons, and Coral Gables in South Florida.*

## 1045 Madison Avenue, Residence 11

Developed by Naftali Group and designed in a classic Art Deco style by architect Peter Pennoyer, The Benson, completed in 2021, is the first ground-up construction residential building on Madison Avenue in more than a quarter century. With hand-carved, hand-laid Indiana limestone, the 21-story building's facade sets the tone for the condominium's 14 private floor residences located one block from Central Park and the Metropolitan Museum of Art. Residence 11, a duplex on the market for \$15.5 million, comprises 4,193 square feet, with five bedrooms, five full bathrooms and a powder room overlooking the museum and the treetops of

Central Park. The residence features a foyer with a barrel-vaulted ceiling, library, formal dining room, hand-painted Christopher Peacock kitchen, and a separately enclosed wing for the primary suite, with west-facing bay window views stretching to Billionaire's Row on 57th Street. The building's comprehensive amenity package sets it apart from some of its older neighbors, with a basketball court, private cinema, fitness center with a spa, sauna and steam room, library, and a garden equipped with a gas firepit overlooking the city from the rooftop bar.

"This residence is unique in that it is a resale, but has never been lived in," said Bo Poulsen, sales



Image: Mike Tauber/Corcoran Group

agent with Brown Harris Stevens. "Expertly laid out with the potential for up to six bedrooms and separate living quarters for guests or staff, it is on offer at a price point that should only see a substantial increase in demand. With concierge service, as well as porter and luxury amenities including a gym with hammam and sauna, two outdoor spaces, pet spa and a children's atelier, the building is also unique in that all apartments are private floors, which keeps the building intimate yet with all the luxury services of much larger buildings."

## 36 Bleecker Street, Penthouse A

Strategically located in NoHo, the small but vibrant Manhattan neighborhood just north of SoHo between Greenwich Village and the East Village, The Schumacher, a handsome 19th-Century Queen Anne Victorian and Romanesque Revival-style former printing factory brought back to life by architect Morris Adjmi and gallerist Cristina Grajales, immediately sold out when it came to market, drawing some of the world's most influential art collectors, celebrities and fashion personalities. Priced at \$22.5 million, the two-story penthouse offers 4,480 square feet of interior living space, with two terraces comprising 1,388 exterior square feet. Highlights include a 67-foot-long sun-filled gallery, marble-lined office/library with a gas fireplace and a west wing with a 19-foot-by-28-foot great room.

"With only 20 units in the building, it feels like a private club, with very discreet units that very rarely come on the market," said Richard Ziegelasch, as-

**OPPOSITE:** 1045 Madison Avenue

**ABOVE:** 36 Bleecker Street

sociate broker with The Corcoran Group. "What other building could you walk into with a Basquiat in the lobby and an Urs Fischer sculpture in the garden? The upper floor has been added onto the top of the building, with walls of new floor-to-ceiling windows and doors that open onto the most wonderful wraparound terraces. In this super desirable neighborhood, penthouses are extremely rare, and given The Schumacher's prestige and cachet, this home won't be on the market for very long."

## 20 Jones Street, West Village

Located on one-block-long Jones Street, pictured on the iconic album cover "The Freewheelin' Bob Dylan" in the ever-trendy section of West Village between Bleecker and West Fourth Street, 20 Jones is a four-story, 21-foot-wide Greek Revival brick town house. On the market for \$7,950,000, the home, built in 1844, now has two outdoor spaces and has been recently converted back to its original single-family use. Highlights of the



Image: Brown Harris Stevens



Image: Houlihan Lawrence



Image: Rich Caplan

renovation include a gourmet kitchen with a rustic concrete island, a mix of wood-burning and gas-burning fireplaces, including two on the garden level, and two levels of garden access. The fourth floor serves as a full-floor primary bedroom, with high-vaulted ceilings, two large skylights and a private terrace with West Village views.

"This is a home that has had a complete restoration, and has been well-maintained over the years," said Heather Domi, associate broker with Compass. "The current owner opened up the parlor floor so that it now has a highly desirable open concept plan, and created a wine room. Potential buyers especially appreciate the great family/recreation room on the garden level, the top floor with the high vaulted ceilings and tremendous light, and the beautiful casement windows overlooking the home's garden."

### 40 West 55th Street, Residence 2B

Less than a block from Fifth Avenue and two blocks from the Museum of Modern Art, 40 West 55th Street, built in 1924, is a prewar condominium building designed by Rosario Candela, widely considered New York City's preeminent architect of the era. Candela's apartments are known for their graciously sized, well-proportioned rooms and abundant closet space, which in this case translates into 1,354 square feet of living space, an ideal size for a two-bedroom, two-bathroom apartment with a separate dining room and an entrance foyer. The ceilings measure nine-feet-two-inches, with

northern and eastern exposures, traditional oak wood floors, a decorative marble fireplace, custom bookcases, a mirrored bar and a wine refrigerator. Bathrooms are clad with marble, stone or mosaic glass walls, with Waterworks accents.

On the market for \$2,195,000, the apartment has only three neighbors on the second floor. "Rosario Candela does it yet again — but here, in a condo!" said Louise Phillips Forbes, associate broker with Brown Harris Stevens. "Symmetrically appointed throughout the building, apartment 2B echoes that same gracious consideration. This classic five-room home celebrates being central to everything from Central Park, Fifth Avenue luxury shopping, Carnegie Hall and the best eateries in the world, all bundled up in one spot for one to enjoy."

### 160 Forest Avenue, Rye

As one of the most highly regarded bedroom communities along the Long Island Sound in lower Westchester, Rye has drawn affluent New Yorkers to the suburbs north of the city for generations. Located on a circular driveway on a quiet cul-de-sac, 160 Forest is within easy walking/biking distance of downtown Rye's stores and restaurants, schools and beach clubs, and to Edith G. Read Wildlife Sanctuary on the Sound. Besides enormous curb appeal, key features include five bedrooms on one level, four fireplaces, a custom-designed primary closet larger than many bedrooms, oversized three-car garage, and a 2,700-square-foot unfinished basement with high ceilings.

**OPPOSITE, ABOVE:** 40 West 55th Street

**OPPOSITE, BELOW:** 20 Jones Street

**ABOVE:** 160 Forest Avenue, Rye

Built in 2008, the home is on the market for \$5,795,000. "The current owners bought and tore down the existing house to build this dream home because they saw the value in the location," explained Lisa Murphy, sales agent with Houlihan Lawrence. "The outdoor spaces are as important as the interiors, with not one but two dining and relaxing terraces, both with outdoor fireplaces, and a perennial peony garden. Every piece of stone, molding, roofing and marble was picked with a purpose, including pastel polished Onyx, Calacatta Gold, Carrara, Atelier Saint-Jacques and Marquina marbles, DiVinci slate roofing and the handsome stone facade. The high ceilings and expansive wall spaces throughout are an art collector's dream."

### 1001 San Pedro Avenue, Coral Gables, Fla.

Located on 100 feet of prime waterfront with direct ocean access to Biscayne Bay and the open ocean beyond, the eight bedroom/eight bath-



Image: Brown Harris Stevens

**ABOVE:** 1001 San Pedro Avenue

room, 7,068-square-foot home, on the market for \$7,998,000, is located in Gables by the Sea. The private gated community includes a 24-hour guard house protecting a series of deep water canals and deep water docks, each with direct access to the bay between South Miami and the village of Pinecrest, and near Fairchild Tropical Botanic Garden and Matheson Hammock Beach.

The home recently completed a full 18-month-long rebuild from the ground up, with a new 100-foot-long seawall and water frontage; new cement tile roof; infinity-edge heated saline pool with an Ipe wood dock and patio; and a full summer kitchen with a double gas barbecue, 14-foot

island, ice maker/fridge, outdoor television with an integrated sound system and a firepit. All of the home's wiring, plumbing, cement tile roof, dry-wall and full impact glass have been replaced as part of the renovation. Interior amenities now include floor-to-ceiling walls of glass, new gourmet kitchen with Thermador appliances and double islands, two wet bars, electrically-controlled fireplace, air-conditioned wine display, media room, gym, smart home features throughout with 16 security cameras, laundry rooms on both floors and a car lift-capable garage.

"Gables by the Sea is a gated, waterfront community in the heart of Coral Gables with pedestrian-friendly tree-lined streets, community park and access to top-rated public and private schools," said Josie Wang, realtor associate with Brown Harris Stevens. "After an extensive renovation, the buyer has the advantage of walking into a true masterpiece with 100 feet of waterfront with direct access to the ocean. With the rebuild, none of the other properties nearby can compare to its craftsmanship, or to its waterfront location in a prestigious community, with quality details and superb amenities." ■