



Need to Know

McKim, Mead & White Mansion Goes on the Market, Luxury Closings Surge in New York, and More Real Estate News

Here's what you need to know now

By Dan Avery

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From high-profile design commissions to exciting listings, there is always something new happening in the world of real estate. In this weekly roundup, AD PRO has everything you need to know.

On the Market

A Piece of Gilded Age Glamour Is Up for Grabs

A historic 27,000-square-foot mansion in New York's Tuxedo Park is on the market for the first time in decades. Completed in 1930, Chastellux was built on 8.2 acres above Tuxedo Lake from a design by legendary architects McKim, Mead & White. The landscape was designed by the Olmsted Brothers, with interiors by McMillen, the oldest extant decorating firm in the US.

In addition to nine family bedrooms and four-plus staff bedrooms, the French chateau-style manor sports 16 fireplaces, a music hall, a billiard room, a teahouse, an orchard, and its original kitchen. The property is listed with Francine Liza of [Tuxedo Hudson Realty](#) for \$10.9 million.



The entrance to Saint Marks Place. Grain London Ltd

Milestones

Saint Marks Place Grows in Brooklyn

Construction has topped out at [Saint Marks Place](#), a 100-unit condominium project in Brooklyn's Boerum Hill neighborhood. Avdoo & Partners Development has partnered with INC Architecture & Design on the 12-story building, with lush landscaping by Terrain.

The elevated façade is inspired by the neighborhood's historic brownstones, modernized with bold terra-cotta modules and 338 floor-to-ceiling windows. Units are available in 39 different floor plans, ranging from studios to four-bedroom homes, with most offering outdoor space. Residents also have access to a large outdoor garden and 19,000 square feet of indoor and outdoor amenity space, including a state-of-the-art fitness center curated by The Wright Fit. A sales gallery is welcoming prospective owners at 84 Saint Marks Place.

Resort Living Near the Nation's Capital Is Coming

Middleburg, Virginia's Salamander Resort & Spa is expanding its luxe brand with [Residences at Salamander](#), 49 estate homes in two distinct communities, the Stables and the Vineyards. Each two-story property includes four bedrooms, five baths, and a central courtyard that can be customized with a swimming pool and outdoor kitchen.

Salamander CEO Sheila Johnson, a founding partner of BET, is collaborating with South Street Partners, the developers behind South Carolina's Kiawah Island Club. They've tapped Thomas Pheasant Architects, Mark P. Finlay Architects, Thomas & Denzinger Architects, and J. Banks Design Group for the project.

Surrounded by 200 acres of old-growth forest and framed by the Blue Ridge Mountains, the expansive property also features a full-service equestrian center, miles of hiking and biking trails, tennis courts, and a putting green, all within about an hour of Washington, DC. With sites ranging from 0.4 acres to 1.3 acres, pricing begins at \$2.1 million.



A rendering of the Residences at Salamander.

Model Units

Tom Stringer Gets Close to the Packers Action

Interior designer Tom Stringer has unveiled designs for the model residences at [TitletownHomes](#), steps from Green Bay, Wisconsin's Lambeau Field stadium, home of the Packers.

Designed by KTG Architecture + Planning of Chicago, all 54 townhouses offer three bedrooms, two full bathrooms, and two powder rooms, plus a dining deck and oversized two-car garage.

Two signature town house styles, “North” and “South,” are available fully furnished in four different palettes—modern, midcentury, Scandinavian, and traditional. Each includes a coordinated selection of flooring, fixtures, and wall treatments.

“Whether buyers are looking for a home for everyday living or a space to enjoy game day, the townhomes at Titledown meet a variety of needs,” Stringer says.

French Design Style Informs This Move-in-Ready Unit in Miami

The [Ritz-Carlton Residences, Miami Beach](#), has unveiled its latest gem, a three-bedroom penthouse envisioned by French design house Liaigre. Priced at \$5.995 million, the move-in-ready property boasts nearly 4,000 square feet of living space, including a 420-square-foot balcony.

The interior embodies Liaigre’s signature luxury—featuring solid wood and marble in generous proportions—balanced against expansive views of the Atlantic Ocean and Miami skyline.

The first full-scale U.S. project by Italian architect Piero Lissoni, the Ritz-Carlton Residences is the largest residential project in Miami Beach, with 111 condos and over a dozen villas spread across more than 7.5 acres.



The Liaigre-designed unit at Ritz-Carlton Residences, Miami Beach.
Kim Sargent

In the News

Luxury New York Deals Are Finally Moving

New York's high-end real estate market continues to offer a break in the clouds: The week ending November 15 saw more luxury contracts signed than any other week since early March.

Twenty-two properties closed at or above \$4 million—including three townhouses, five co-ops, and 14 condominiums—for a total of \$188.5 million, according to a report by industry insider [Donna Olshan](#).

In fact, more contracts in the \$4 million-plus range were signed in the last four weeks than the same period in 2019 (72 compared to 64).

The top sale was a \$35 million duplex penthouse at the Benson, a Peter Pennoyer-designed building under construction on the Upper East Side.

Overall, the market is still lackluster, though: In the third quarter, luxury sales in Manhattan were down almost 50% over the same period last year, [according to a report by Douglas Elliman](#).