

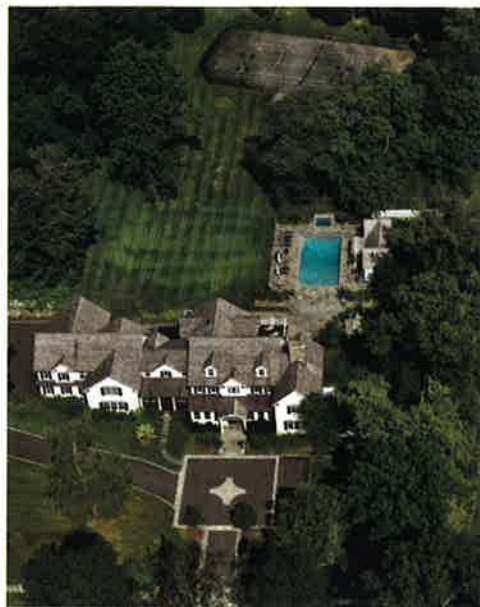
ark Slope (where a townhouse sold in December 2014 for \$10.8 million, Brooklyn's third-most expensive sale to date) or trendy Cobble Hill, Carroll Gardens has seen its population—and skyline—change with gentrification. New construction has popped up in the neighborhood once characterized by 19th-century brownstones inhabited by generations of the same family, many of them Italian, who brought fig trees from Italy to grow in their deep gardens. Recent builds, like the Sackett Union at 291 Union Street (which broke area sales records when it sold out at \$1,100 per square foot) and 100 Luquer Street, have paid off handsomely, but also sparked outrage: Area residents protested 100 Luquer's stories, which prompted a rezoning of the neighborhood and a restriction in building heights. But Goldberg notes that the new development sits on the periphery of the neighborhood. "The brownstone blocks are pretty solid," she says. Lack of landmarking in Carroll Gardens actually can be an advantage for some buyers, providing leeway for those seeking to convert historic buildings to single-family homes, like the 1931 structure at 498 Court Street, listed for \$3.2 million. Currently an art gallery with an apartment upstairs, the 1000-square-foot space was once home to the Hamilton Savings and Loan Bank. "It would be one of the most unique single-family homes in Brooklyn," says listing broker Andrew Booth of Corcoran Real Estate. —*R. M.*

BUNNY'S WARREN

A SLICE OF EUROPEAN COUNTRYSIDE on the Upper East Side has changed hands: The 11,000-square-foot, eight-bedroom townhouse built by Listerine heiress and renowned horticulturalist Rachel Lowe Lambert Lloyd Mellon (known as Bunny, she died last year at 103) and her late husband, Paul Mellon, at 125 East 70th Street sold to Netscape co-founder Clark in January for \$7 million. The Mellon townhouse is 40 feet wide, which is approximately 39 feet wider than Clark's wife, Australian Victoria's secret model Kristy Hinze, who is 35 years old, her husband's 71. —*R. M.*



**Bunny Mellon**  
*Philanthropist*



WESTCHESTER AND NASSAU COUNTIES AND THE HUDSON VALLEY

PREPOSTEROUS PERKS?

ASSURE SIGN THAT HAPPY DAYS ARE here again: super-sized amenities that are paying off big for developers and homeowners, such as a \$22 million waterfront estate in Rye with a first-floor wine cellar, all the better for showing off the Château d'Yquem (why relegate your best bottles to a dank basement?). It's listed with Ellen Stern of Julia B. Fee Sotheby's International Realty. Nothing says "I've run out of things to spend money on" more than a giant chessboard with hip-high playing pieces, like that at Sky Meadow Farm in Purchase, a nine-bedroom, nine-fireplace spread listed for \$11.795 million with Maria Stilo at Julia B. Fee Sotheby's International Realty. In Mt. Kisco, Glenclyff, a nearly 21,000-square-foot, 1930s Georgian manor with nine bedrooms, 12 baths, an elevator, and garage space for seven cars, seemingly has it all—including an orangery and aviary—on 25 acres; Patty Carpenter of Renwick

**Sky's The Limit** Tennis, pool, and a giant chessboard are among the amenities at Sky Meadow Farm in Purchase, listed for \$11.795 million.

Sotheby's International Realty has the \$23 million listing. In Katonah, a \$12.75 million estate listed with Angela Kessel and Hilary A. Evans of Houlihan Lawrence has a Jumbotron-like home theater—perfect for movie nights with new Bedford residents Bruce Willis and his wife, Emma Heming. And coming soon to Kerhonkson, in the Catskills: the 131-acre Hudson Woods, a "collective" of custom-built houses that begin at \$735,000. Homeowners can have their own beehives (there's a resident beekeeper) and splurge on such extras as a bespoke treehouse (\$40,000) and a kids' playhouse (\$25,000). For young families, it's the bees' knees. —*Diane di Costanzo*

WATER, WATER, EVERYWHERE

WATERFRONT PROPERTY ON LONG Island has historically been an easy sell, but all that changed after Superstorm Sandy literally put many homes under water. Shorefront property isn't, however, an automatic risk. True to its name, the North Shore community of Sea Cliff sits on a cliff—187 feet up—so properties on the mile-long stretch overlooking Long Island Sound, such as the nautical four-bedroom home at 304 Prospect Avenue, suffered the storm *sans* damage, says listing agent Terry Sciubba of Sherlock Homes Realty. "Not only is the house on a cliff, but the present homeowner built a huge retaining wall and a bulkhead before Sandy, so there was no damage." On the market for \$4.199 million, the property has 200 feet of beachfront accessed by a stairway and multiple decks to take in the view of Hempstead Harbor, which Sciubba cites as a draw—and a plus when it comes to Mother Nature. "We are on a harbor, so basically we're sheltered." In nearby Sands Point, the Mediterranean mansion at 43 Sterling Lane sits on 247 feet facing the sound. Listed by Celestina DiFeo and Linda Ruvio of Daniel Gale Sotheby's International Realty, the 10,000-square-foot stucco home, listed at \$12.9 million, not only has glorious views, but also a massive indoor pool, for those who prefer to take their water in a more controlled environment. —*Lisa Chamoff*