



## The New York Times

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### What You Get

#### **NEVADA CITY, CALIF.**

**WHAT:** A cabin with one bedroom and one bathroom, plus a one-bedroom studio

**HOW MUCH:** \$780,000

**SIZE:** 900 square feet total

**PRICE PER SQUARE FOOT:** \$867

**SETTING:** Nevada City is a former Gold Rush town in the Sierra Nevada, about an hour's drive from Sacramento and two and a half hours from San Francisco. This house is on a wooded lot off a dead-end road, a quarter mile from the city's historic downtown, a collection of Victorian-era houses, theaters and commercial buildings. There are hiking and biking trails in the Tahoe National Forest, within a 15-minute drive; skiing at one of several resorts near Lake Tahoe is within about an hour.

**INDOORS:** The cabin was built in 1995. Walls are rammed earth, and have a smooth tiger-striped look, while ceilings, molding and wood framing are old-growth fir, modeled after traditional Japanese joinery. The main house has a single large room with a pitched wood ceiling, a wood stove and walls of glass

that open to a wraparound deck. The kitchen is delineated by wooden cabinetry. The bedroom is in a loft lighted by clerestory windows. The one-bedroom studio is nearer the creek, and has walls of glass that open to a terrace.

**OUTDOOR SPACE:** The cabin is on one and a third acres, sloping toward a creek. Stairs lead from the main house to a lower deck and hot tub; a second set of stairs leads to the studio. There are several naturally occurring rock terraces, some pocked with small holes that the listing agent says were likely used as grinding holes by Native Americans. The lot has 435 feet of frontage on the creek.

**TAXES:** Approximately \$7,800 a year

**CONTACT:** Jeannie Ford, Sierra Sotheby's International Realty, (530) 292-3000; jeannieford.sierrasothebysrealty.com

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## **SAN ANTONIO**

**WHAT:** A stone and stucco house with four bedrooms and three bathrooms

**HOW MUCH:** \$775,000

**SIZE:** 3,618 square feet

**PRICE PER SQUARE FOOT:** \$214

**SETTING:** This house is in a neighborhood called Terrell Heights, about six miles from downtown San Antonio. The area is characterized by older houses on gently curving streets, with most built during a postwar boom in the late 1940s and early '50s. The neighborhood is part of a district whose high school has been recognized by U.S. News & World Report, and is regularly among the top 200 high schools in the country according to Newsweek. The community garden is planted with milkweed and Texana flowers for monarch butterflies to enjoy.

**INDOORS:** The single-story house was built in 1934 and updated within the last year. The original section is stone, while a 1980s addition is stucco. The house is set back from the street. The original parts of the interior are vaguely Spanish in style, with beamed ceilings in the formal living room, floor-to-

ceiling stone fireplaces, and dark wood molding around the doors and windows.

The formal living room has fireplaces at opposite ends, with walls of windows and doors along the sides. The kitchen's stainless-steel appliances are by KitchenAid and floors are marble; the stonework, including the stove's hand-carved hood, is by Materials Marketing, a San Antonio company. The family room also has a fireplace, as well as a floor-to-ceiling arched window facing the front yard.

A great room with a second living room and dining area with skylights and a fireplace was added during a renovation, leaving a stone wall that was part of the original exterior exposed. At one corner of the room, there's an office nook. The master bedroom is part of a large suite that opens to the backyard; the other three bedrooms open to either a courtyard or a porch.

**OUTDOOR SPACE:** The house is on 0.56 acres, with several porches and courtyards, as well as a pool.

**TAXES:** Approximately \$12,097 a year

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### **NEW MARLBOROUGH, MASS.**

**WHAT:** A converted church with three bedrooms and three bathrooms

**HOW MUCH:** \$749,000

**SIZE:** 3,645 square feet total

**PRICE PER SQUARE FOOT:** \$205

**SETTING:** This 19th-century church is in the Berkshires village of Mill River, within the town of New Marlborough. The village is part of a district on the National Register of Historic Places consisting of wood-frame Greek Revival houses and old civic buildings along the Konkapot River. Its general store, just up the road, has been in operation since the 1800s. New York City and Boston are about 140 miles away. Lenox, home to Tanglewood, the summer home of the Boston Symphony Orchestra, and other Berkshires attractions, is about 22 miles away. State forest and parkland are within a few

miles in any direction.

**INDOORS:** The white clapboard church was built in 1871 and converted into a residence in the late 1970s. Most of the interior was preserved or adapted. The pews, for example, are now used as bench seating to delineate conversation spaces within the 1,600-square foot sanctuary. The original random-width wood floors were retained, as were the church's narrow 17-foot tall arched windows, crowned with stained glass.

The sanctuary is used as a gathering room and is separated from a more intimate living and dining room and kitchen by sliding glass doors. The living and dining room has a wood-burning stove and double-height ceilings. The master bedroom is in the old choir loft. All three bedrooms have attached bathrooms. The church bell still works.

**OUTDOOR SPACE:** The house is on 1.72 acres, with a broad lawn and a scattering of mature trees.

**TAXES:** \$3,200 a year

**CONTACT:** Steven Weisz, William Pitt Sotheby's International Realty, (917) 670-6339; [williampitt.com](http://williampitt.com)

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