

## Julia B. Fee Sotheby's International Realty Represents Highest Waterfront Property Sale

Julia B. Fee Sotheby's International Realty announced on November 2 that the recent sale of 203 Hommocks Road in Larchmont, listed with the firm's Larchmont brokerage, represents the highest waterfront sale in Larchmont and Mamaroneck since 2006. The \$10.3 million sale is the third highest in the area in history according to the Hudson Gateway Multiple Listing Service (HGMLS), with two higher sales recorded in 1999 and 2006.



The transaction closed on October 8, 2018. Marian Misad and Mary Hardy were the listing agents.

The Georgian Colonial residence on Larchmont Harbor, known as “Low Wood,” offers views of Long Island Sound and boats on the harbor, with a dock providing access to fishing and other boating activities. The 3.32 acres of resort-style grounds include a private sandy beach with over 500 feet of waterfront, promenade-like seawall, enchanting gazebo, gardens extending to the waterfront, heated Shoreline pool and guest cottage.

Comprising 9,050 square feet and 19 rooms, the main house was built in 1900 and has been completely remodeled in recent years to orient the living spaces toward the water. The interior features decorative Colonial, dentil and hand-carved moldings; ceilings spotlighting circular medallions with sweeping vines, garlands and plaster rosettes; original, restored black and gold art deco wrought-iron railing; and arched and palladium windows and dormers.

“Low Wood is a premier coastal estate with unparalleled privacy and every amenity—the kind of offering that only rarely becomes available,” said Marian Misad and Mary Hardy. “It’s an estate that transports you to a world away from civilization, and yet is so close to midtown Manhattan. It’s an honor to be a part of this record-setting sale.”