



‘CHATEAU D’ ESPOIR’

MUTTONTOWN, NEW YORK

LUXURY
PORTFOLIO
INTERNATIONAL™

‘CHATEAU D’ESPOIR’

Ascend a long winding private road concealed in natural woodland to find instant mood change; tranquility and departure from the edgy commercial world. Sitting atop an exclusively secluded four-acre bluff, a home that appears to be plucked from France’s Loire Valley awaits.

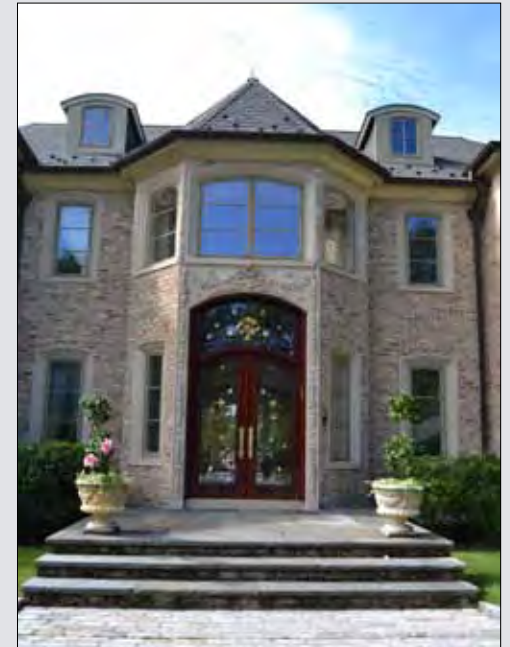
At first blush, the front entrance greets us dressed in architectural language of generosity and hospitality lovingly rendered in masonry of fruit, flower and shell motif; a theme consistently flowing within. Chateau D’Espoir takes rare exception to the large home trends of today with its insistence to abide the cultural and architectural accuracy of its period and origin achieved in the most finite of detail. The result is “Q.E.” - Quiet Elegance. Large rooms feel enveloping and cozy.

Quality, authenticity and integrity are synonymous with every square inch in which Chateau D’Espoir was lovingly designed and brought to life by its owner. All first floor rooms flow into the 117-foot gallery and outdoors as

well, to the 117-foot terrace, while internally all rooms pour into each other; brilliant for entertaining on a large scale. The front motor court and service court support huge event possibilities afforded by the massive wedding lawn adjacent to the 5-foot reflecting/swimming pool with arc fountains. The pool is soft scaped within a fairytale parterre garden capped with a wisteria enrobed pergola.

This seven en suite bedroom estate offers permanent historic art installations including the mahogany treasured feature element from William Randolph Hearst’s Beaux Art townhouse acquired from Giorgio Armani. The crowning glory of the grand floating staircase, with its 24K gold leaf elements is a bronze maiden finial; the signed original work of French sculptor Mathurin Moreau (1822-1912) stamped with the French Medaille D’Honneur.

Evidence of life-well-lived is affirmed throughout this home of rare distinction.



LOCATION

Best known for its nature preserves, magnificent estates, and pleasant residential character, the village of Muttontown was incorporated in 1931, but its rich history and name dates back to the 1600's when Dutch and English settlers found its verdant rolling hillsides ideal for raising sheep. During the early Twentieth Century, many of New York's financial leaders established their grand residences on these majestic hills located only 25 miles from Manhattan. Two former estates of New York City families are now known as The Muttontown Golf and Country Club and The Woodcrest Club. With similar roots, the well known 500 acre Muttontown Preserve offers

miles of public cross country skiing and equestrian trails, estate grounds, and natural parkland. Located on the northern border of Muttontown, 'Chateau D'Espoir' enjoys easy access to Upper Brookville and its peaceful country roads, beautiful estates, Mill River Club, a mile down the road, and Planting Fields Arboretum. Oyster Bay Village with its delightful shops and restaurants, beach, and boating is approximately two-miles away. Shops and restaurants in East Norwich are less than a mile away as is access to major highways. Via train or auto, Manhattan and airports are less than an hour away.

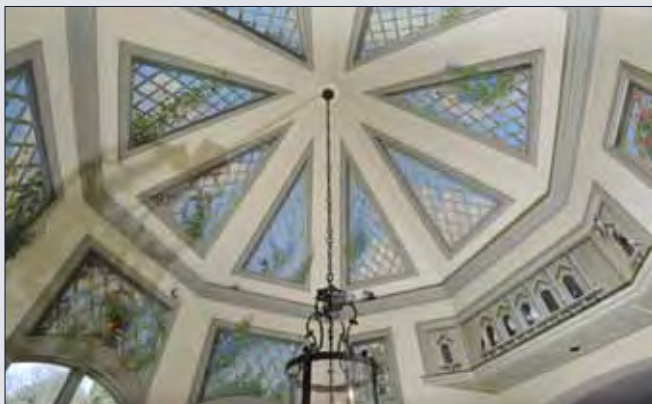




Friezes of the Five Muses dance on all sides of the turreted breakfast room.



The tomato red dining room is set to a gracious glow by the 450-pound solid bronze, hand-cast Doré fixture.



Detail of Trompe l'oeil. French dove cove in breakfast room "gazebo." Oil on canvas by Robert Braun.

FINE ART & ANTIQUE INSTALLATIONS



Signed bronze grand staircase finial. The work of French sculptor, Mathurin Moreau (1822-1912).



A pair of urns on plinth flank the romantic entrance to the pool gardens.



One of the original NYC "Cows on Parade" on the private road to her chateau.



Fruit and flower gilt mahogany arch. Provenance: William Randolph Hearst's study, acquired from Giorgio Armani.



One of two Parisian mantels with original cast iron bib. Circa: Early 1800's



One of 14 gold Doré sconces illuminates the second floor gallery.



PROPERTY

A Rare Gem

Large hand-baked brick, cast limestone quoin, and castings around the windows' generous millwork all contribute to layers and texture evocative of estates built generations ago during a spirit of respect for quality, beauty and function. Windows in the French style of three large panes all have the gentle camber arc (the low E glass gives UVA and UVB protection).

Dressed appropriately for its station atop a four acre bluff secluded in a green pocket of nature where the air is sweet and birds happily serenade all day, the home is situated central to the property. A stroll around the grounds offers varied sanctuary and a sure cure to stress.





RESIDENCE

Consistency and Authenticity to the French Architectural Ethic

Over the threshold a glowing reception foretells a story of grace and honesty. The floating staircase reaches out in greeting. Dressed in hand wrought iron and gold leafed detail, the staircase bestows a signed Mathurin Moreau bronze maiden; finial to her mahogany handrail. A reception suite offers private lavatory within.

Crossing over the Jerusalem Gold limestone entrance, arches dressed in Beaux Art ornamentation lead us into the Wedgewood Blue Salon. A gold Lyre embellishes the keystone of the French doors to the terrace. The fireplace mantel and its trumeau mirror, original to a Parisian home (circa 1800's), and gold sconces dressed in antique Baccarat crystal bells are some of the lavish elements that confect a perfect cream puff. The pocket doors of the cool blue salon lead into the dining room. We're suddenly enveloped in a sultry appetizing red aura. The 24k gold wheat motif encircling the frieze romances breaking bread together. A bay, with its French doors opening to the terrace for instant al fresco, provides additional space for buffet style service.







Two Sinks, 3 ovens, warming drawer, 10 ft. island with additional refrigerator drawers are just the start.



Vaulted butler's pantry with sink and quiet dishwasher



The French Rococo fireplace reflects its glow on the broad plank pegged Rosewood floor.



Truly a family room. A cozy place to settle right by the kitchen



The Hearst Study/Office with wet bar, walnut parquet floors and ample built-in file drawers.



Sumptuous view from study/office.



The “heart-of-the-home” kitchen, breakfast room and family room integrate informally near the rear staircase, elevator, double laundry room, mud room, and garage entry.

The charming kitchen and butler’s pantry were thoughtfully appointed with every amenity for joyful cooking and gathering overlooking the family room.

Huge camber windows allow light to fill the space as the sun travels round the feel-good octagonal projection perched out onto the terrace. The breakfast room trompe loeil gazebo effect with dove cove was the yearlong work of movie background artist Robert Braun.

The library with its rolling ladder, fireplace and private veranda is truly an isolation space to read within eye soothing French Green. It doubles as a “dining biblioteka” for extraordinary dinner parties.

With private egress to the front motor court, the guest en suite bedroom is so well-appointed the guests may stay too long!





MASTER SUITE

Self-contained sanctuary within the retreat!

The domed rotunda accesses three wings. Pocket doors open to a sun-drenched sitting room/office equipped with wet bar, instant hot-water tap and wine refrigerator for late night tea or wine. The brass-footed deep tub (with programmable massage jets) is the romantic focal point revealed upon entering the master bath wing. On either side, dueling his and hers vanities reflect back at each other, outfitted to practical and aesthetic perfection. Separate compartments provide the addition of a bidet in “Hers” while “His” offers the Toto Washlet. A 6’x 6’ shower/steam sauna has all the extras including built-in bench,

“Car Wash” spray heads, his and hers shower heads and shampoo wand.

The massive closet affords a “weather check” from its own full balcony. It includes a trifold “rear view mirror,” valets and numerous conveniences.

The main room marble fireplace with its original cast iron inset, circa early 1800’s, was acquired from a Parisian home. Delicate embellishments, from the panel plasterwork in the coffered ceiling down to the base molding, articulate a separate expression for this room alone.







One perfect Fleur de lis crowns each keystone of the 31 arches throughout the manse.



Second floor sitting room with balcony. A 39-ft. studio is concealed behind the "antique bookcase."



SECOND FLOOR ROOMS





FINISHED LOWER LEVEL









Maria Babaev, MBA

Managing Director
Luxury Portfolio International

LAFFEY FINE HOMES INTERNATIONAL

Cell: +1 (516) 287-7716
maria@luxurylongisland.com



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