



HOFFMAN
INTERNATIONAL
PROPERTIES, LLC.

Mary Kay Daughters

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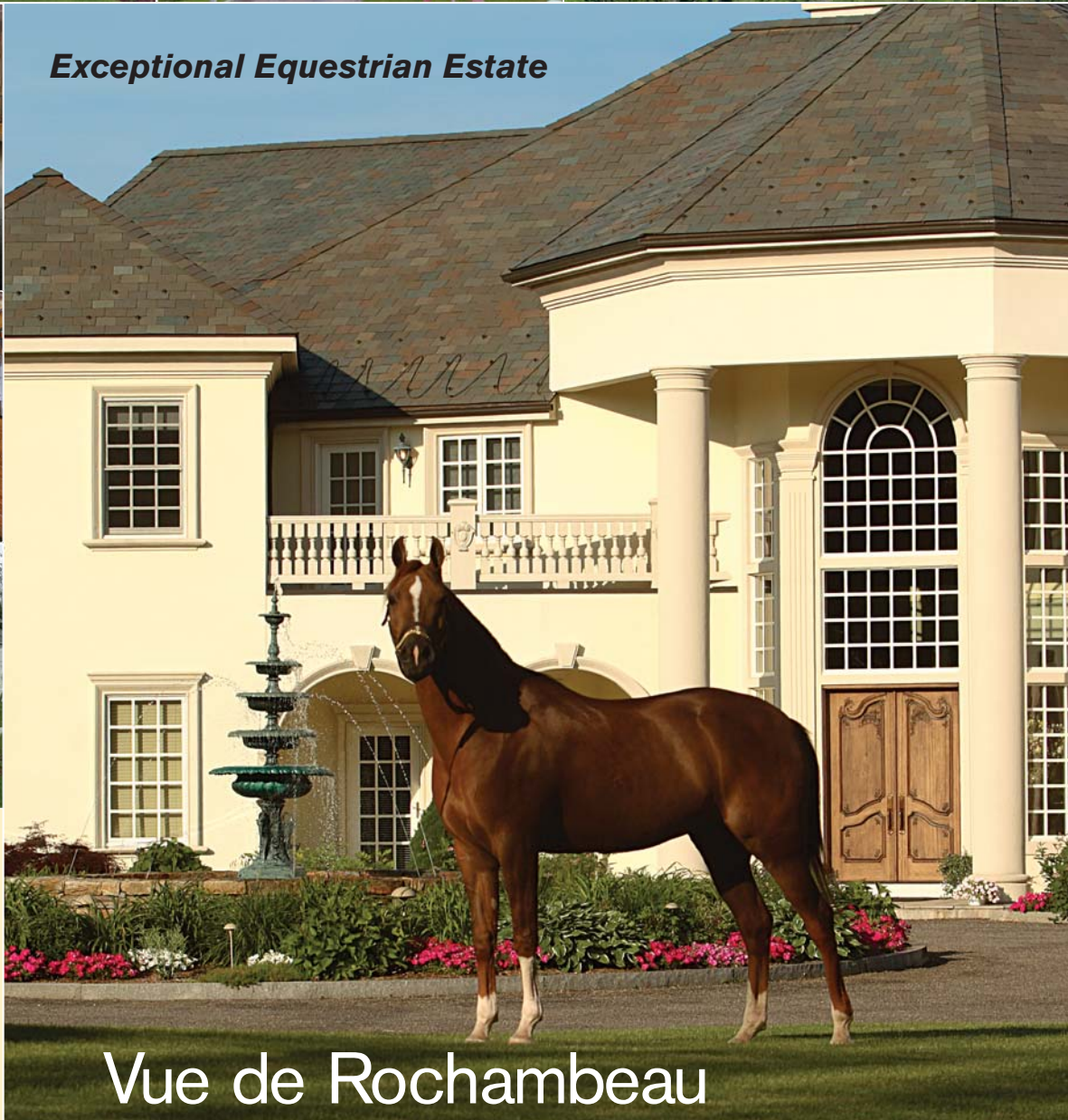
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Exceptional Equestrian Estate



Vue de Rochambeau



MARY KAY DAUGHTERS
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Two Sound View Drive, Suite 100
Greenwich, CT 06830
Phone: 203.622.3939
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With 39 breathtaking acres of lush landscaped gardens, undulating lawns, and untamed forest, all encircled by 2 miles of groomed equestrian and walking trails, Vue de Rochambeau is a private equestrian paradise. A gentleman's estate in the finest European tradition, it offers three paddocks, an outdoor riding arena, and a 12-stall heated barn, complete with 60' x 140' indoor riding arena, plus a managers' office and living quarters. State-of-the-art Nelson watering systems service all of the 12' x 12' stalls as well as the paddocks and indoor arena, and a custom fly abatement system helps keep the stalls clean. The stable aisle features a hot and cold water wash rack, spacious tack room and grooming bay. Ample manager's accommodations include an office with a half bath and upper viewing room as well as a private, air-conditioned 2-bedroom apartment with amenities such as a washer, dryer, cable and Internet access.

Amidst this riding enthusiast's paradise lies a residence that is a modern masterpiece of elegance and refined taste. The California-style Mediterranean mansion, built in 2000, is artfully designed to accommodate entertaining and family living with equal ease. A sumptuous two-story foyer

welcomes residents and visitors to the elegance and warmth of a spacious great room, light-filled custom gourmet kitchen, temperature-controlled wine cellar, comfortable state-of-the-art media suite, and inviting atrium, complete with indoor pool and spa. Accommodations include a luxurious master bedroom suite and four additional bedroom suites for family and friends as well as an office with private bath. The attached garages can accommodate up to eight cars.

Situated in the quiet country town of Middlebury, Connecticut, known for its excellent public and nearby private schools, Vue de Rochambeau was built on the site where French General Rochambeau and his troops were encamped during the Revolutionary War on their march to Yorktown, Virginia. This unique home is conveniently located minutes from Oxford regional airport and has easy highway access to Bradley Airport in Hartford, JFK in New York, and Manhattan via Interstate 84. Perfectly suited to either year-round family living or quiet New England getaways, Vue de Rochambeau provides the ideal setting for indulging a passion for all things equestrian. **Offered at \$5,750,000**



WWW.DREAMHOMESMAGAZINE.COM | WEB #129150

El Aromo Farm

Timberville, Virginia

Entering the front gates, down a long driveway with lush lawns front and back, sits a totally renovated 3,000 sq. ft. Victorian farm house with porches looking out at rolling hills with eastern-facing slopes and mountain vistas, only 90-minutes from Washington DC. This 30-acre estate in the Shenandoah Valley has fruit-bearing orchards, nut trees, and fabulous gardens surrounding the home and out-buildings. Inside are high ceilings with beams, 5BR/2BA, cooking kitchen with open-hearth stone fireplace, dining room, living room, parlor, family room, office, sun-porch, three working fireplaces, bay windows, and wide-planked pine floors throughout. Separate summer kitchen house with large fireplace, renovated ice-house. Newish 60 ft. by 36 ft. seven-stall, center-aisle horse barn complete with heated tack room, 60 ft. by 24 ft. hay-storage/equipment shed. Training track. New well and fencing, new 75 ft. by 150 ft. riding ring. Small plane and helicopter access down the valley. Golf resorts and ski areas within 15-30 min.

\$699,000 - \$759,000*

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The Marble Villa



A LITTLE TOUCH OF EUROPE in the Connecticut Valley, this 8-year-old, maintenance-free, 76-acre estate has panoramic views of the vineyards, distant hills and the colorful fall foliage. A spring-fed pond adds to the serenity of the setting. The 12,000-to-14,000-square-foot house and estate are built on a former apple orchard and grazing pasture, surrounded by old-growth white oak forests that can be timbered for income. Enter through the 180-year-old French wooded and wrought-iron double doors to the 2-story foyer with hand-painted dome, 2 curved and symmetrical marble staircases and a 2-story waterfall. Some amenities of this 13-room Mediterranean-style home include 5 bedrooms, 5 full and 3 half baths and a 4-car garage with 2,000 square feet of unfinished rooms above. Structural steel framing supports the exterior, a glazed terra-cotta tile roof and 130 tons of European marble, limestone and granite imported from 10 countries. Inside, plaster walls are accented with Brazilian cherry (jatoba) wood and hand-painted ceramic tiles and the stained-glass windows made by a well-known international artist are throughout the home. This villa is only 10 minutes from the local Oxford, Conn., airport, servicing private jets. Approximately 1.5 hours from New York City and 1 hour from Hartford, Conn. 76 acres, \$5,400,000 or 50 acres, \$4,600,000.





What you find in this residence are amazing details.

Here's a homeowner who designed the entrance of his home around massive wood and wrought-iron 180-year-old antique double doors found in his travels to France. Moving through those doors, you'll enter the 2-story foyer, where one is welcomed by 2 curved, symmetrical marble staircases and a 2-story waterfall. Look up to view the hand-painted foyer dome where the four seasons and scenes of the New England countryside are depicted in 8 commissioned stained-glass windows by a renowned Portuguese artist.

The building of the marble villa was a labor of love. Roughly 4 weeks were devoted to building each of the 13 rooms found amid the home's 14,000 square feet, with careful diagrams drawn before a single cut of marble was taken. More than 130 tons of large Portuguese marble slabs were used to build the villa, in addition to limestone, granite and other materials imported from 10 different countries. A high degree of craftsmanship was exercised and witnessed in the contiguous cuts made to each slab, which fit in to each room—one after another—so the eye follows a continuous line through the marble.

Brazilian cherry wood planks were shipped to the United States and milled stateside before being crafted into the cabinetry in the kitchen, formal dining room and library.

The marble villa is a superior representation of using modern craft on a Mediterranean-style estate.



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HOFFMAN
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*Unparalleled
Elegance
in
Oxford, Connecticut*

The Marble Villa



The Marble Villa is an architectural masterpiece built using superb, handpicked raw materials, employing master craftsmanship and maintaining an exquisite attention to detail throughout the two years it took to complete the project. Thirteen rooms open spaciouly into 12,000 square feet of old European elegance on a private 76-acre beautifully landscaped estate. Panoramic views of the vineyards and distant hills are framed by brilliant fall foliage in the surrounding old-growth white oak forest. Stepping into the grand two-story foyer through massive wood and wrought iron 180-year-old doors, imported from France, into an entrance framed by two curved and symmetrical marble staircases and a two-story waterfall, one looks up into a hand-painted dome where the four seasons and scenes of the New England countryside are depicted in eight commissioned stained glass windows by a renown international glass artist. This home is beyond breathtaking.

From start to finish, building the villa was a labor of love. The entrance was designed around the 180-year-old front doors, which the owner found in his travels on a business trip to France. He imported them to the United States, where they sat in storage for several years before foundation ground was ever broken at the villa. Approximately four weeks were devoted to building each of the 13 rooms in the house, and careful diagrams were drawn before a single cut of marble was taken.

More than 130 tons of imported European marble were used to build the villa, in addition to limestone, granite and other materials imported from 10 different countries. Due to the large quantities of marble and granite employed, very large slabs were used in order to keep the color variations consistent. The blocks ranged in size and were meticulously measured on 24" squares to specifically fit each room. A high degree of craftsmanship was exercised, witnessed in the contiguous



cuts made to each slab to fit each room, one after another, so the eye actually follows a continuous line through the marble.

Similarly, raw Brazilian cherry wood planks were shipped to the United States and milled stateside before being crafted into the cabinetry in the kitchen, formal dining room and library. All the floors, other than the marble used in formal rooms, are made of cork, which is a marvelously well-balanced material with a smooth adaptable surface that is cool in summer, warm in winter and features radiant heating throughout.

The house has five bedrooms, five full baths, three half-baths and a four-car garage with 2,000 square feet of unfinished rooms above the garage, which is in addition to the 12,000 square feet accounted for in the total living space of the house. The living room serves as an enclosed courtyard, bending a Mediterranean tradition to suit a New England climate. French doors open off the living area to limestone terraces, and balconies grace the five bedrooms.

Modern, functional low-watt lighting was designed for both day and night enhancement.

The heads of the fixtures rotate and tilt to create a bounce effect and soft fill lighting. Sensors in the floor, tuned to vibration, are located in eight pertinent locations throughout the house, so when night has fallen, approaching footsteps (for example walking from the garage into the house) automatically switch lights on placed for illumination. All lights are on a central remote system and can be orchestrated and adjusted to suit time of day and events.

The gourmand's kitchen is 800± square feet with professional Viking appliances including a five-foot range, double ovens and a three-quarter-



inch plate glass ventilation hood showing off the individually hand-painted tiles from Portugal on the wall behind the stove. It is a chef's consummate dream and a joy to either host a party for 50 or create an intimate dinner for two. The formal dining room has beautiful marble inlays and looks out through sparkling French glass windows to the manicured gardens.

An internationally renowned glass artist created all of the stained glass work in the villa, and it is a stunning visual display of the one-of-a-kind architectural singularities employed in the villa. The owner was introduced to the artist many years ago, the two became good friends and the commissioned windows eventually followed.

For all of its opulent beauty, form follows function in this house: from high-tech, low-watt accent lights to the hand-painted dome letting in the New England afternoon, and from the exquisite attention to detail to diagrammed photos taken of every interior wall of the house before being sealed and glazed. It is a fortunate opportunity to utilize the workmanship necessary to create a building of this quality and magnitude. The Marble Villa is a superior representation of modern craft and

transportation technology used to build an Old World Mediterranean-style estate suited to match the New England countryside.

Oxford, Connecticut is perfectly located one and a half hours from New York City, one hour from Hartford and between Routes 84 and 95 for convenient commuter access. It is a short 10-minute drive to the local Oxford Municipal Airport, which services private jets. Oxford is a small, rural town with a thriving community atmosphere and economic development on the rise. A smashing new restaurant recently opened at the airport, and a beautiful golf club at Oxford Greens is offset by a picturesque high street and shops.

The Marble Villa is a beautiful house in a quintessential location and one of the finest examples of architectural masterpiece on the market today. It is priced with two options: the entire property including house and 76 acres for \$5,400,000; or the house and only 50 acres for \$4,600,000. ✦

For more information on this listing, please contact Mary Kay Daughters with Hoffman International Properties at 203 325-1281 (phone), 203 829-8113 (mobile) or Hoffman2@Optonline.net.

The Waterford

PENTHOUSE CONDO IN GREENWICH, CT

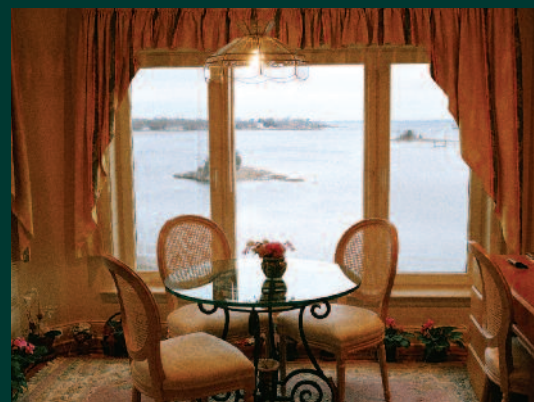


When it comes to direct waterfront luxury condo living, this is the house you have been waiting for: Boasting the only Long Island Sound vista of its kind between New York City and New Haven, Connecticut. Enter this exclusive, gated community with a gate house and security guard. Come see this rare, 3rd-floor, spectacular, 1-level penthouse waterfront condominium. It overlooks a serene harbor in Greenwich, Connecticut and Long Island Sound.

Enter the resplendent marble foyer with a skylight; entertain your guests by the cozy fireplace in the elegant living room. Transfer your party out the Tischler glass doors to a 75-foot terrace with a sunny and bright panoramic view of the Sound. The water views from the living room, dining room, kitchen and master bedroom provide an unobstructed and serene view of sailboats, shore birds and the Riverside Yacht

Club. This glorious home features a country gourmet kitchen, top-of-the-line appliances, custom cabinets and a breakfast room; a master bedroom suite with his-and-her baths, a whirlpool tub and walk-in closets. The 3,100 square feet of living space includes 2 bedrooms, a study and a library (or 2 more bedrooms) with custom built-in cabinets and crown molding, as well as 4.5 baths and a 3-car garage with storage. There is a fully furnished clubhouse with a full kitchen and a workout room.

The Waterford complex has 4 Georgian-style brick buildings, each having 6 units. Greenwich waterfront living at its best is yours in this exclusive location close to all. Only 5 minutes from downtown Greenwich, Connecticut, 45 minutes from NYC and easy access from I-95, Exit 4. All for \$2,995,000.



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Classic Tuscan Retreat

16-Room Colonial On 10.23 Acres



Middlebury, CT



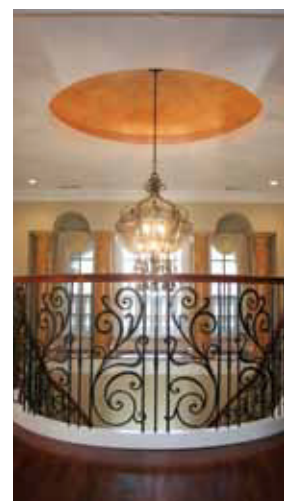
Explore Litchfield/New Haven County vineyards and the Connecticut countryside. Drive along Tranquility Road, by Lake Quassapaug, past old stone walls and pastures. Park in the circular cobblestone driveway by the sparkling 4-tier limestone fountain, in front of this **custom-built, 8,500-square-foot Tuscan/Mediterranean-style estate**. Walk through the front door surrounded by some of many Palladian windows, into the 2-story foyer with a crystal chandelier and Brazilian cherrywood staircase.

Built in 2004, this palatial 4-bedroom, 5.3-bath home is an architectural masterpiece. Custom designer features include ceilings over 15 feet high (some with domes); large windows allowing plenty of light; faux stone and Venetian plaster finishes. Spacious, epicurean gourmet kitchen with butler's pantry has adjacent breakfast room with domed ceiling and chandelier.

First floor master bedroom suite with marble bath, steam shower/Jacuzzi, fireplace and private office. Open floor plan is great for entertaining and offers views of formal living and dining rooms, wine tasting room with perimeter wine racks, wood-paneled library/office and comfortable family room. Burn calories in the exercise/massage room with steam shower. A 2nd "summer kitchen" room enables relaxed indoor cooking, outdoor barbecues and summer fun by in-ground gunite pool. Feel the wonderful flow of all the rooms, most of which lead out to the pool and surrounding deck with fountain/landscape pond and trellised gardens.

Watch sports in the restaurant-quality, mahogany-paneled pub/bar room with fireplace or, relax overlooking the pool on one of several limestone balconies. Screen latest movies in multi-tiered, 8-seat theater room with state-of-the-art audio, video and lighting. Drive through an arch into the large, open cobblestone car court offering ample parking. Protect cars in 1 of 5 extra-long, heated, custom garage bays with oak stained wood floors.

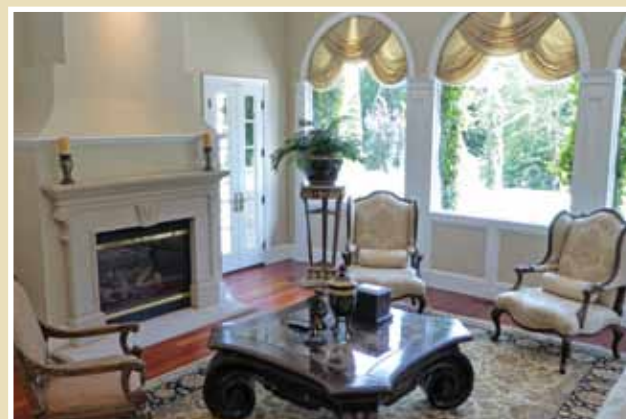
High efficiency, 8-zone gas heat and central A/C. World class living, at its best! Only 90 minutes to NYC, 60 minutes to Westchester County Airport, 15 minutes to Southbury or private Oxford Airport, 10 minutes to I-84 and 2.5 hours to Boston. **Price Upon Request.**



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CLASSIC TUSCAN RETREAT

Middlebury, Connecticut

This unbelievable 16-room Colonial on 10.23 acres with 8,500 square feet was custom designed and built by the owner in 2004. Explore Litchfield/New Haven, CT County vineyards and countryside.

Drive up a scenic country road, past Quassapaug Lake, by old stone walls and pastures. See this exquisite, secluded Classic Tuscan Estate; circle the cobblestone driveway with water flowing from a 4-tier fountain. Walk through the Palladian front doors, into the 2-story entry. **Entertain inside and outside:** Terraces overlook the pool with outdoor grill. Sit and relax under the tiered white awning, around the outdoor fireplace. Limestone balconies overlook the scenic front courtyard, back pool, gardens, fountain and terraces. Drive through the arch, to 5 heated garages; a perfect house for the car enthusiast! A separate wing has an au pair/in-law/office space over garages.

The 15-foot ceilings, columns, masterful decorations and chandeliers set the scene for first-class entertaining. This open floor plan offers a great flow between the grand foyer, sunken living room, wine tasting room, family room with stone fireplace and offices. Palladian windowed, circular breakfast room and an additional breakfast bar in the gourmet kitchen and formal dining room. A sunny lanai room with indoor grill and adjacent workout room overlooks terraces and pool. The 1st-floor master bedroom suite has a fireplace. The limestone balconies on the 2nd floor are off the pub room with a mahogany bar and fireplace. Screen first-run movies in your private media room. Second-floor bedrooms have balconies; additional spaces for extra rooms. What a great way to live! **Price Upon Request.**



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Belle Maison

Middlebury, CT



Words cannot describe this magnificent 7,000-square-foot, 8-year-old, shingle-and-stone, 14-room, French Country estate in scenic Middlebury, Conn. Drive along Tranquility Road with open fields, 200-year-old stone walls and views of Lake Quassapaug in the distance. A short .75 miles later sits the secluded, 8-acre estate with extensive landscaping and dramatic foliage up-lighting, all displayed down the quarter-mile driveway to the main residence and 4-acres of flat, cleared lawn.

The double-door, 2-story entry foyer with a curved staircase leads to the 2nd floor landing and 4 large bedrooms, a study and a playroom. This 5-full- and 2-half-bath home has a separate guest/au-pair wing with a bedroom, bath, kitchen, living and laundry areas.

The first floor features a large master suite with tray ceiling, large walk-in closet, a stone fireplace, French doors to the terrace/lawn and a master bath with limestone walls/floor, radiant floor heat, a double shower and Jacuzzi. There is a separate office with cherry built-ins, high ceilings and private entrance. Brightly lit by a 2-story window wall, the living and dining rooms feature 14-foot cathedral ceilings, wainscoting and a formal fireplace. The family room has a coffered ceiling, stone fireplace and custom cherry built-ins, and leads to the 1,250-square-foot entertainment terrace. The gourmet gas kitchen (featured on cover of national kitchen brochure) has Wolf, Thermador, Sub-Zero appliances, an island, a huge walk-in pantry and separate eat-in-kitchen, to complete the 1st floor.



Detail, quality and craftsmanship are exhibited throughout by fine woodworking, a copper roof, Yamaha theater, household sound system, central alarm, dual central vacuum system, 9-zone HVAC/oil heat, 4-car garage, full attic and basement, 10-zone irrigation, 20-by-15-foot gazebo and a propane generator. Plenty of storage and room to add a pool, tennis court, et cetera.

Adjacent to a 40-acre horse farm, conservation land and other magnificent estates. Designed and built by a well-known architect and builder. Only 5 minutes from Rt. 84/Exit 17, 30 minutes to Hartford, 90 minutes to NYC. With many more details not to be missed, this home has it all! \$2,600,000.



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**HOFFMAN
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Belle Maison

MIDDLEBURY, CT



Words cannot describe this magnificent, 8-year-old, shingle-and-stone, 14-room, French Country estate in scenic Middlebury, Connecticut, off Route 84. Drive along Tranquility Road with open fields, 200-year-old stone walls and views of Lake Quassapaug. A short distance later sits the secluded, 8-acre estate with extensive landscaping and dramatic foliage up-lighting, all displayed down the 1/4-mile driveway to the main residence with 4 flat, cleared acres of lawn.



The 2-story entry foyer with a curved staircase leads to the 2nd-floor landing, 5 large bedrooms, a study and playrooms. This 5-full- and 2-half-bath home also has a separate guest/au-pair wing with a bedroom, bath and laundry, kitchen and living room areas.

The 1st floor features a large master suite with a tray ceiling, walk-in closet, stone fireplace, French doors to the terrace/lawn and a master bath with limestone walls/floor, radiant floor heat, a double shower and a Jacuzzi. There is a separate office with cherry built-ins, high ceilings and a private entrance. Brightly lit by 2-story windows, the living and dining rooms feature 14-foot cathedral ceilings, wainscoting and a formal fireplace. The family room has a coffered ceiling, stone fireplace and custom cherry built-ins and leads to the 1,250-square-foot terrace. The gourmet gas kitchen has Wolf, Thermador and Sub-Zero appliances, a large island, huge walk-in pantry and a separate eat-in kitchen.

Detail, quality and craftsmanship are exhibited throughout. Adjacent to a 40-acre horse farm, this home has it all, including many more details not to be missed! Price upon request.



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Great Entertainment Setting, Greenwich, CT



Entertain on multiple terraces overlooking an expansive flat backyard with mature gardens and new landscaping bordering an idyllic stream. This impeccably maintained, renovated mid-country, 3-bedroom (plus a nanny/office suite), 4-bath, 3,575-square-foot unique center-hall brick home with an open floor plan and slate roof occupies 1 acre. There is amazing millwork, inlaid wood floors and crown molding to die for throughout this house. Natural light floods through 5 new Pella double French doors into the dining room, sunken living room and "Captain's Den" with a wet bar. Escape and relax in the new master bedroom suite with a marble bath and soaking tub, dressing room and balconies overlooking the backyard. Easy to maintain and close to town with many restaurants, cultural events, beaches and only 35 minutes to NYC. **\$2,275,000.**



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