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GREATER NEW YORK



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OPEN HOUSE PUTTIN' ON THE RITZ A18

A18 | Saturday/Sunday, September 10 - 11, 2016

THE WALL STREET JOURNAL.



OPEN HOUSE SATURDAY



CLAUDIO PARAPETRO FOR THE WALL STREET JOURNAL (2)

IF YOU'RE BROWSING FOR A HOME...



ROBERT SOCHA

\$2.85 million

122 Circuit Rd.
This seven-bedroom stone and cedar-shingle home is within the gated village of Tuxedo Park. It has a new kitchen and bathrooms (eight full and two half), refinished floors and updated plumbing, heating and electrical systems. The oak-paneled, 24-by-34-foot living room has a 11.5-foot-high ceiling and 17th-century English fireplace. It has a grand formal dining room, graceful lawns and a private patio.

Year Built: 1890
Square Footage: 8,500
Lot Size: 2.2 acres
Property Plus: All five second-floor bedrooms have en-suite bathrooms.
Property Minus: The backyard is private, but the front is on a neighborhood street.
Listing Date: May 9
Listing Agent: Barbara du Pont of Ellis Sotheby's International Realty
Open House: By appointment



JILL SWINGBL

\$1.1 million

177 E. Lake Rd.
This six-bedroom Dutch Colonial in the gated village of Tuxedo Park was once the gardener's cottage for the estate of George F. Baker, a financier and philanthropist. It has five full bathrooms and one half bathroom. There are bucolic four-season views from most rooms. It has two porches, a detached three-car garage, sprawling lawns, stone walls and a seasonal brook.

Year Built: 1904
Square Footage: 3,460
Lot Size: 8 acres
Property Plus: It has modern amenities, including central air conditioning and an updated kitchen and bathrooms.
Property Minus: Shared driveway
Listing Date: April 7
Listing Agent: Karen Hart of Tuxedo Hudson Realty
Open House: By appointment



ROAMNY FILLS-A-MINE OF ENBERG SOLUTION

\$300,000

261 Benjamin Meadow Rd.
This three-bedroom, two-bathroom contemporary home has cedar siding and multiple outdoor decks and patios. It is light and bright, with lots of windows. It has a master suite, new wood floors, an attached garage and a large fenced garden.

Year Built: 1940
Square Footage: 2,200
Lot Size: 2 acres
Property Plus: The home is surrounded on three sides by state parkland.
Property Minus: The kitchen and bathrooms could use an update.
Listing Date: July 12
Listing Agent: Bob Thompson of Tuxedo Park Preferred Properties
Open House: By appointment

Tuxedo Is Getting Dressed Up

Entrepreneur seeks to make the sleepy New York town, home to a Gilded Age village, a haven for foodies

Dot-com entrepreneur Michael Bruno is on a mission to transform the town of Tuxedo into a prime Hudson Valley destination. Mr. Bruno, who created Istdibs.com, an online marketplace for antiques, furniture, jewelry and art, has already spent about \$7 million buying up 22 old buildings along the rundown Route 17 corridor through Tuxedo and adjoining Sloatsburg. He plans to spend another \$7 million to turn them into a roadside inn, a high-end restaurant, antiques emporium, upscale food purveyor and offices for his Tuxedo Hudson Co., which includes a new real-estate agency.

He sees Tuxedo as the gateway to the bountiful Hudson Valley farm belt, the next destination for foodies. "Our vision is to bring the best of the Hudson Valley in the way of food to one place," Mr. Bruno said. The sleepy town of Tuxedo is in the southeastern corner of Orange County, about 35 miles northwest of New York City. It is sandwiched between two large state parks, Sterling Forest and Harriman, and more than 70% of the town is protected parkland.

The crown jewel of the town is the wealthy Gilded Age village of Tuxedo Park, a gated community of about 330 houses. Many of them are grand mansions dating to the

late 19th and early 20th centuries set among pristine lakes and woods. "The natural beauty in Tuxedo Park is really something you can't replicate," said Barbara du Pont, a 20-year resident who is also an agent with Ellis Sotheby's International Realty. "People tell me you feel like you're at Lake Como in Italy or some other European place away from the crowds. It really is quite special."

And yes, the modern evening wear known as the tuxedo was named in the late 19th century for Tuxedo Park, when several of its gentlemen residents began wearing the tailless formalwear first seen on London's Savile Row. Since falling in love with and moving to the town four years ago, Mr. Bruno has bought five properties in Tuxedo Park to amass a 120-acre estate around a 1900 lakefront mansion.

The Tuxedo real-estate market has been doing well. "I'm actually quite optimistic about the market," Ms. du Pont said. "It's been slowly coming back for the last few years and it's continuing that trend."

Through the end of August this year, 12 single-family homes in Tuxedo Park have been sold, with a median price of \$920,250, according to the Hudson Gateway Multiple Listing Service and Orange County records. For the same period last year, seven homes were



Cyclists take a break by Lake Kanawauke in Harriman State Park, top. More than 70% of Tuxedo is protected parkland. New York Renaissance Faire has costumed actors, 16th-century games and more.

sold, with a median price of \$700,000. So far this year, through Aug. 31, 22 single-family homes in the town of Tuxedo, outside of Tuxedo Park, have been sold, with a median price of \$437,500, according to the Hudson Gateway listing service. For the same period last year, eight homes were sold, with a median price of \$315,000. "Buyers are recognizing there's great value in Tuxedo Park, particularly for second-home buyers," Ms. du Pont said. But with a population of only about 3,600 and all that preserved, nontaxable parkland, the town in recent years has struggled to fill its schools and its coffers with adequate tax dollars. This year, Town Hall offices are closed on Fridays, and the town has been on a state comptroller's office list of municipalities in financial distress. Last year, the nearby Greenwood Lake school district ended a 30-year contract to send its high-school students to Tuxedo, cutting enrollment at Tuxedo's George F. Baker High School by more than half. Along with Mr. Bruno, the other major player in Tuxedo

right now is Related Cos., which has won town approvals to build a 1,200-home development called Tuxedo Farms. "They are in the process of clearing land and building infrastructure," said Tuxedo Town Board member Michele Lindsay.

'People tell me you feel like you're at Lake Como in Italy or some other European place away from the crowds.'

Mr. Bruno, meanwhile, has begun to deliver on his vision. Last month, his company opened a weekend farm stand, Blue Barn Organic, in Sloatsburg, just down the road from the gates of Tuxedo Park. "We had 600 people come in one weekend and sold out twice," he said.

Parks: Along with the two large bicycle- and hiker-friendly state parks, Murphy Field in the town has ballfields and a pavilion. Eagle Valley Mini Park has basketball and a playground. The home of Tuxedo Little League, Tichy Field also has tennis courts and a large playground. PowerHouse

Park has an outdoor stage and a lighted basketball court. There is also a skate park equipped with ramps and jumps.

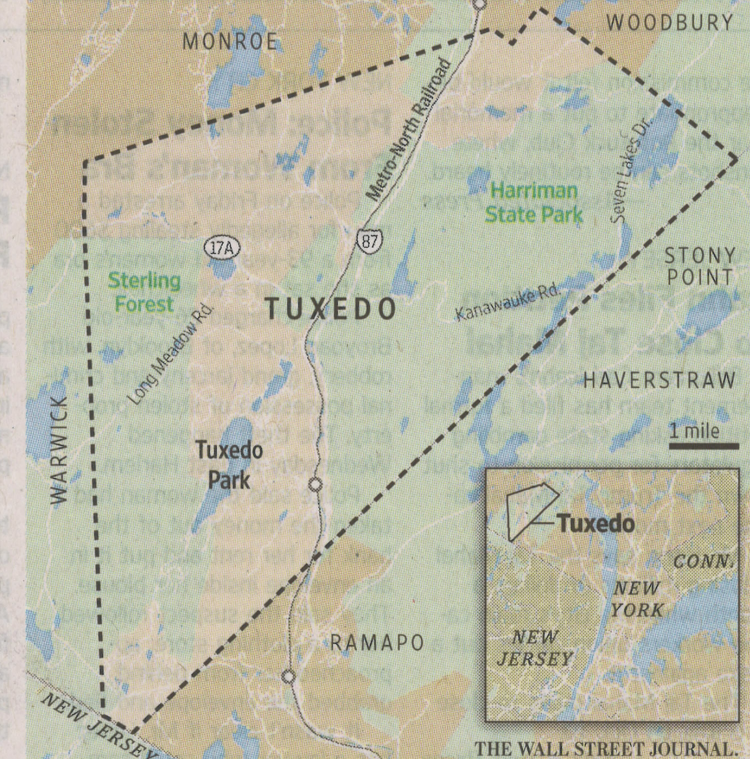
Transportation: The quaint Tuxedo rail station has recently been refurbished. It is about a one-hour ride to Manhattan's Penn Station and a 35-mile drive into the city. The New York State Thruway (Interstate 87) runs through the town.

Dining: Most fine-dining options are about a 20-minute drive out of town. In Tuxedo, on Route 17, Dottie Audrey's Bakery/Kitchen opened last year. It serves breakfast and lunch along with gourmet coffees and homemade pastries and desserts. "It's been a fabulous addition to the town," Ms. Lindsay said. "If you want to see somebody, you go there."

Entertainment: The New York Renaissance Faire on Route 17A offers costumed actors, 16th-century games, rides, arts, crafts, food, music and dance. This year, it opened in August and runs on weekends through Oct. 2. A few minutes north of town in Central Valley, Woodbury Common Premium Outlets has 220 stores and a variety of dining options. Storm King Art Center, a 500-acre sculpture park, is also nearby.



Pastries at Dottie Audrey's Bakery/Kitchen, top, located on Route 17. Four Corners Pond in Tuxedo.



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