

GOTHAM

FALL FASHION FORWARD

RETAIL
REVOLUTION

MANHATTAN GOES
MAD FOR MALLS!

Diane Lane
Returns
to Broadway

PLUS!

CAROLINA HERRERA
TOASTS 35

MICHAEL KORS'S
YUMMY NEW PERFUME

HOW YORKVILLE
IS BACK, BABY!

INSIDE CARTIER'S
NEW FLAGSHIP

AQUAZZURA DOES
MADISON AVE. IN STYLE

Ménage à
Deuce

BILLIONS' MAGGIE SIFF & PAUL GIAMATTI TALK
GREED, SEX-CESS, AND THE POWER OF EXTREME TV



Paradise found (FROM LEFT): Michael Bruno stands at the future site of the Tuxedo Hudson Company Inn and the Rose Courtyard, 45 minutes from the George Washington Bridge; a 1922 mountaintop manor in Tuxedo Park with extraordinary stone outcroppings and terraced gardens.

MOVIN' ON UP

A MANHATTAN APARTMENT, A HAMPTONS BEACH HOUSE—AND A TUXEDO COUNTRY HOUSE? ONE UPSTATE TOWN'S MAKEOVER IS MAKING A THIRD HOME MORE ENTICING THAN EVER.

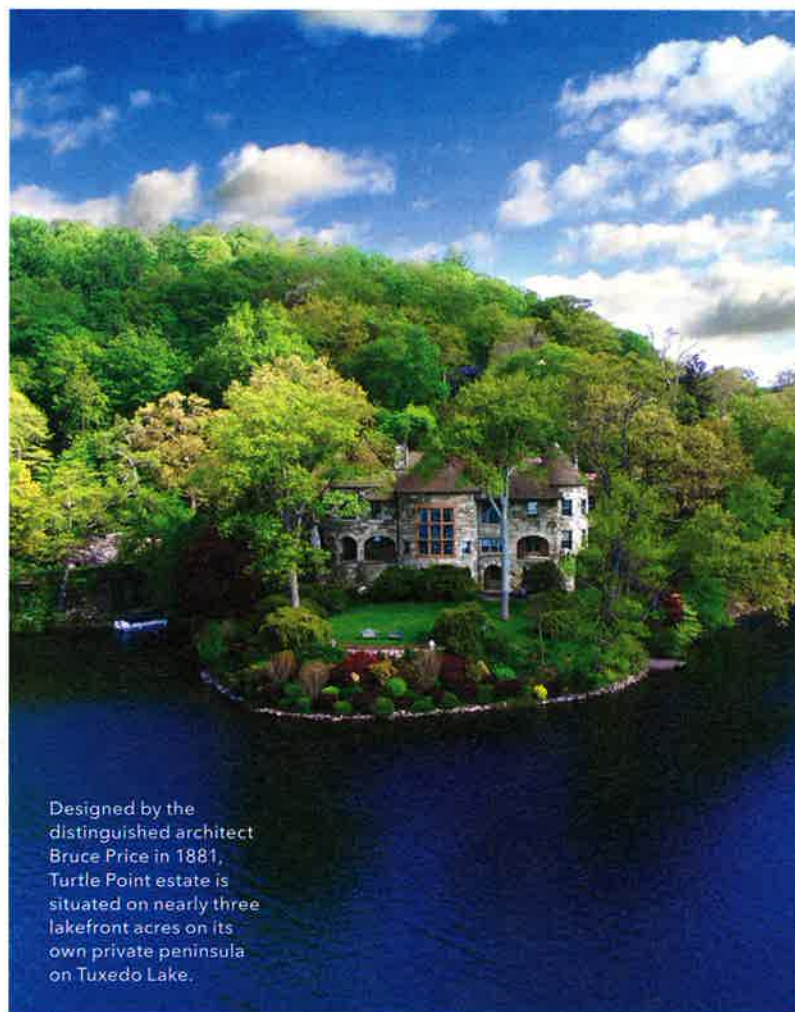
BY JILL SIERACKI

For entrepreneur Michael Bruno, discovering Tuxedo, New York, was much like finding a 1935 Mercedes-Benz forgotten under a layer of dust in a barn out back. A depressed economy, an eyesore infrastructure project, and the retirement of many long-standing business owners left the area ripe for renewal. "I saw an opportunity, because it's truly a place with endless beauty," he says.

Bruno recently incorporated the Tuxedo Hudson Company and went on a real estate buying binge. His goal is to transform one 12-acre parcel of land into a major destination, with antique shopping and art galleries tucked inside refurbished barns and farmhouses. Also to come: A gourmet market of Hudson Valley purveyors and upscale dining.

Bruno is also restoring a row of Victorian homes in neighboring Sloatsburg to create a picturesque hotel complex.

News of these developments, says Bruno, has kicked up a residential "buying frenzy," where the grandest of waterfront perches is listed in the \$6-million range. "People are busier than ever, and getting to the Hamptons for the weekend has become a little more challenging—the traffic, the prices," says Bruno. "I don't think anyone should ever give up their beach house—I'm not giving up mine!—but if you're in a position to have a third house, a weekend house that close [that gets you] that far away mentally is really important now. Everybody needs that time to escape." tuxedohudsoncompany.com ■



Designed by the distinguished architect Bruce Price in 1881, Turtle Point estate is situated on nearly three lakefront acres on its own private peninsula on Tuxedo Lake.

PHOTOGRAPHY BY JAMES BLEEKER (MOUNTAINTOP MANOR); JILL SWIRBULL (BRUNO); COURTESY OF TUXEDO HUDSON REALTY (TURTLE POINT)