



GREYSTONE
ON HUDSON

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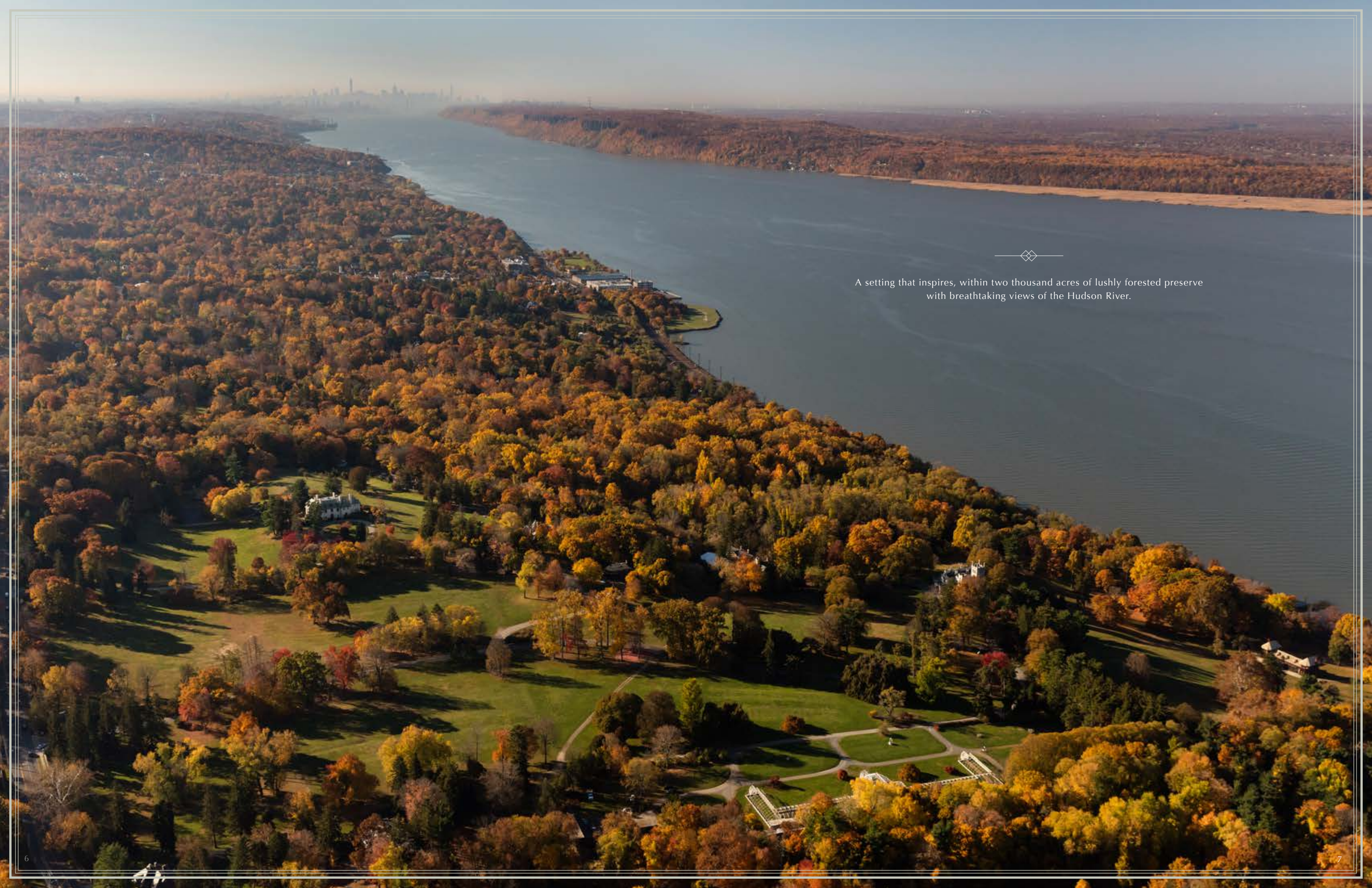
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The Hudson River GOLD COAST



A neighborhood with pedigree. The Hudson River Gold Coast was born on the land of Greystone on Hudson and has been the address of choice for America's most venerable families since the nineteenth century. The string of magnificent private estates stretching from Greystone on Hudson to the Rockefeller compound Kykuit gained the name "Millionaire's Row" and encompassed many of the most opulent homes of Westchester's golden age of high society, including Gould's neighboring Lyndhurst Castle and the surrounding Astor, Morgan, and Lehman manors.

The historic Greystone mansion was a regal Italianate stone castle and, for a century, was the family home of several of America's most prosperous families, including John D. Rockefeller's business partner and a founder of one of the original twelve Dow Jones Industrial members. Today this revered site, surrounded by the Hudson River and two thousand acres of permanently preserved parkland, has been transformed into Greystone on Hudson.



A setting that inspires, within two thousand acres of lushly forested preserve with breathtaking views of the Hudson River.



◆—
Greystone on Hudson is surrounded by many of America's most significant estates, including the Rockefeller family compound Kykuit.



The winding tree-lined road at Greystone on Hudson is framed by an allee of heritage specimen trees planted over a century ago.



◆ Greystone on Hudson is on the estate grounds of the original Greystone Castle, home to several of America's most prominent families during the late nineteenth and early twentieth centuries.



The picturesque and gracious drive at Greystone on Hudson overlooks neighboring Lyndhurst Castle, a site of the National Trust for Historic Preservation.



The Great American LIFESTYLE



For decades, famed photographer Slim Aarons chronicled the modern day interpretation of estate living. He was able to perfectly capture the effortless enjoyment and leisure of estate living. One marked by private pool parties, games of croquet with a julep toast, elegant picnics and romantic equestrian jaunts.

His portfolio still inspires today. That evocative and romantic notion of countryside living guided the landscaping and setting for Greystone on Hudson. With estates large enough to accommodate any type of indoor or outdoor pursuit including swimming, horseback riding, outdoor entertaining, racquetball or tennis.

These are estates where families can come together, occasions can be celebrated, and great legacies are built.



SLIM AARONS
"FAMILY POOL" 1960



SLIM AARONS
"TENNIS IN THE BAHAMAS" 1957



SLIM AARONS
"SCONE, MADAM?" 1960



Greystone ON HUDSON



Created in the spirit of the Gilded Age, Greystone on Hudson is a collection of twenty-one individually designed two- to five-acre estates inspired by the neighboring turn-of-the-century mansions of America's most illustrious families.

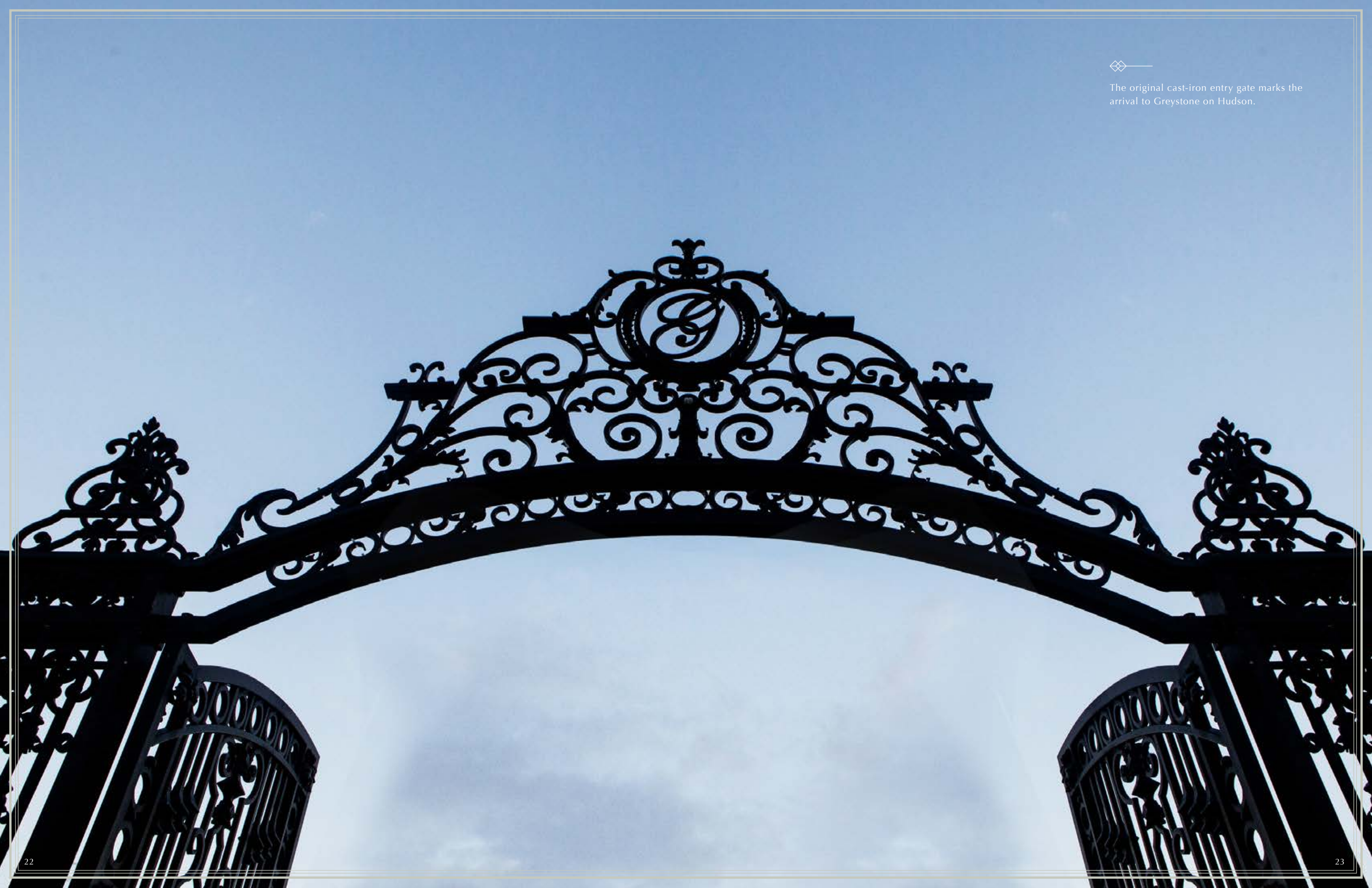
Just thirteen miles north of Manhattan and set within two thousand acres of lushly forested preserve with breathtaking views of the Hudson River.

The custom-built baronial estates combine old-world craftsmanship with state-of-the-art technology, within a private gated enclave with twenty-four-hour personalized doorman and concierge service for the comfort of residents and their guests.

Ideally located in one of the country's most historic corridors, at the waterfront Westchester town of Irvington, Greystone on Hudson is a pastoral escape that is perfectly accessible not only to the world's most influential center of business and culture, but also to the country's finest schools and a host of exceptional destinations for recreation, shopping, and fine dining.



The original cast-iron entry gate marks the arrival to Greystone on Hudson.







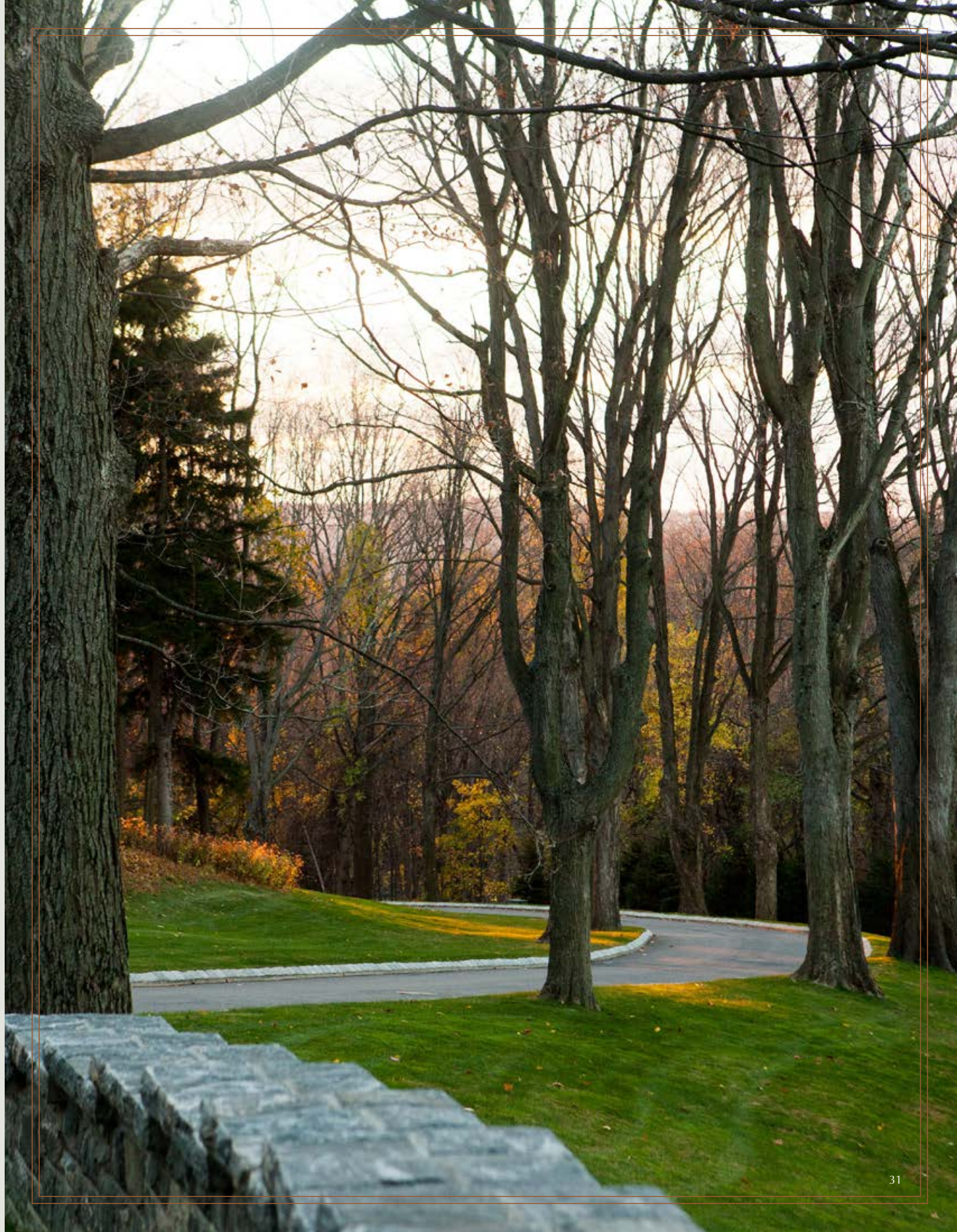
GREYSTONE ON HUDSON OFFERS A
FULL-SERVICE ESTATE LIFESTYLE. THE GATEHOUSE
PROVIDES AN ELEGANT SENTRY AND IS
ATTENDED TWENTY-FOUR HOURS A DAY.





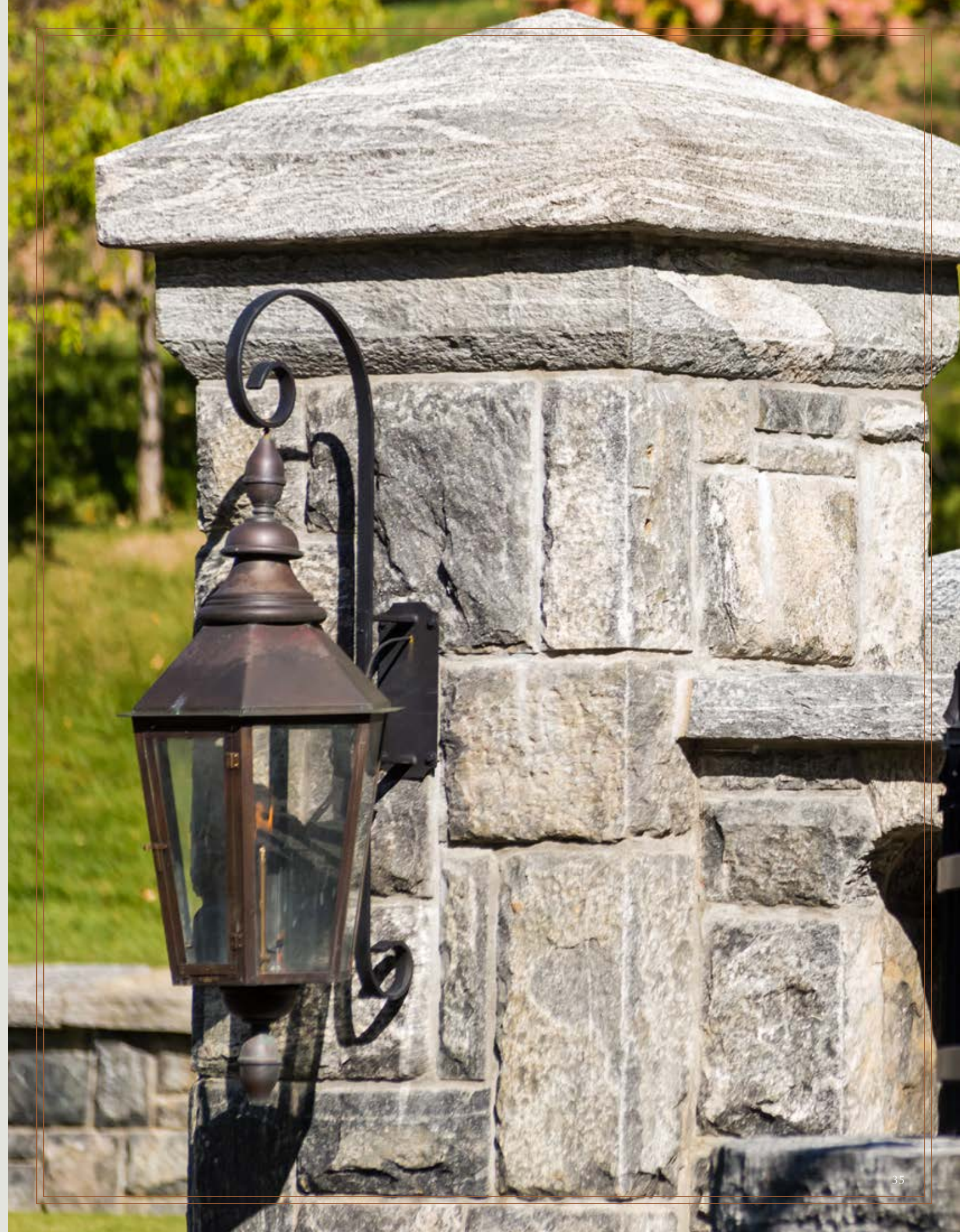
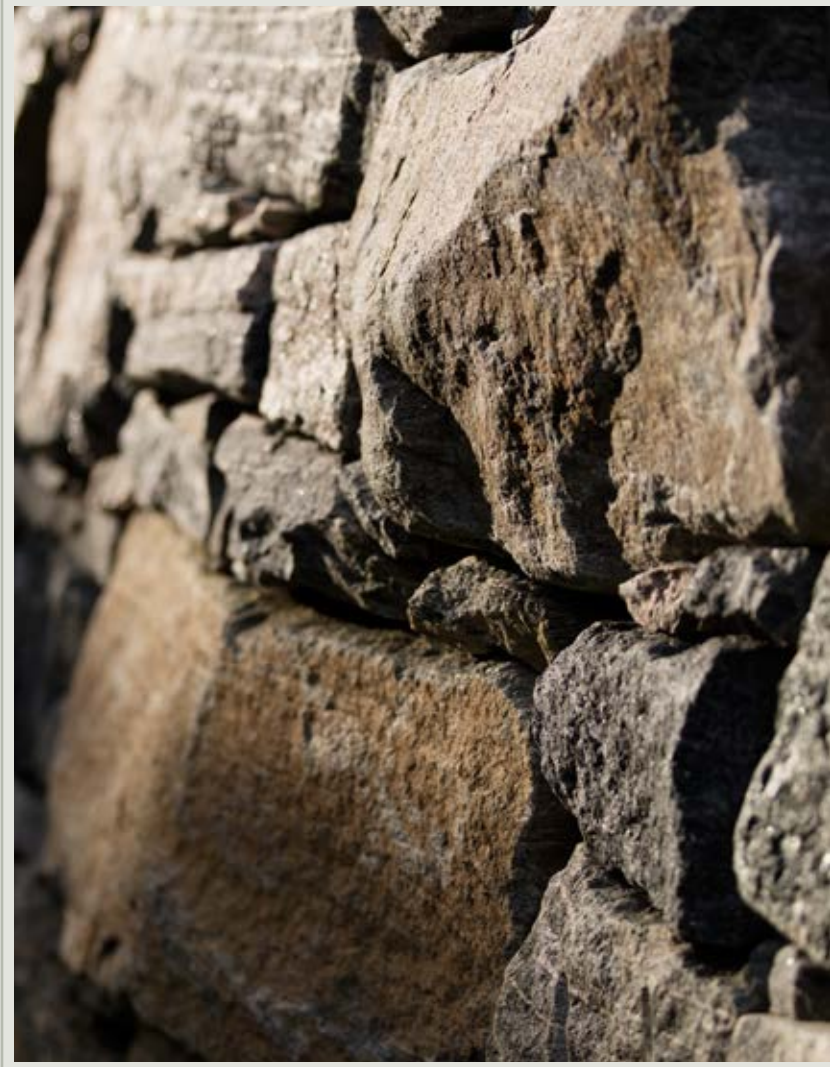
Inspired by the original design of the gatehouse for Greystone Castle, the stone and wood detailed structure is framed by flickering gas-lit lanterns.

SEASONS OF ANTICIPATION.
PAST THE GATES, THE TREE-LINED DRIVE
IMPRESSES RESIDENTS AND VISITORS WITH THE
KALEIDOSCOPE OF CHANGING FOLIAGE.





The gated enclave is fully enclosed by miles of custom-crafted wrought-iron estate fencing. Landmarked old stone walls, constructed out of Manhattan Schist quarried on-site, have been carefully preserved and add architectural character to the lush, green landscaping.





The winding Carriage Trail meanders up the hillside through preserved allées of century-old specimen trees.



Each estate is carefully sited on a two-to-five-acre plateau designed to optimize the sightlines of the Hudson River, neighboring castles, and the Palisades and Pocantico Hills.



“THERE IS A SERENE AND SETTLED MAJESTY
TO WOODLAND SCENERY THAT ENTERS INTO
THE SOUL AND DELIGHTS AND ELEVATES IT,
AND FILLS IT WITH NOBLE INCLINATIONS.”



Washington Irving

*Namesake of the historic
Village of Irvington, New York*





At elevations up to four hundred fifty feet above the Hudson River, Greystone on Hudson offers breathtaking views in multiple directions.



“THERE IS SOMETHING
AUGUST AND SOLEMN IN THE GREAT
AVENUES OF STATELY OAKS THAT
GATHER THEIR BRANCHES TOGETHER
HIGH IN AIR...”



Washington Irving



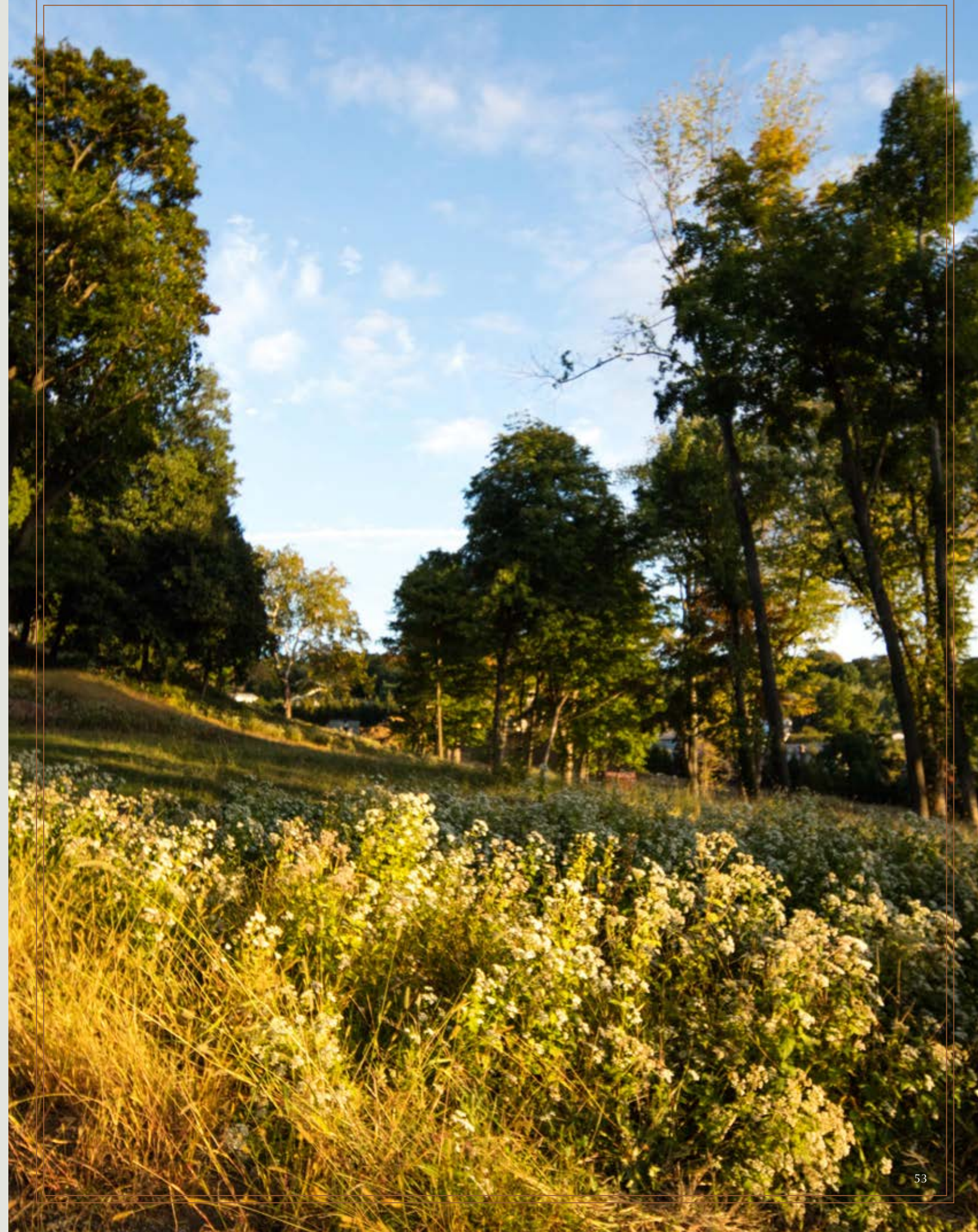
At Greystone on Hudson, the view of your neighbor is a magnificent vista of Tarrytown Castle, the former private residence of prominent businessman General Howard Carroll.







Individual estates are carefully sited to offer views of surrounding mountains, castles, forests, and river above a canopy of century-old specimen trees.



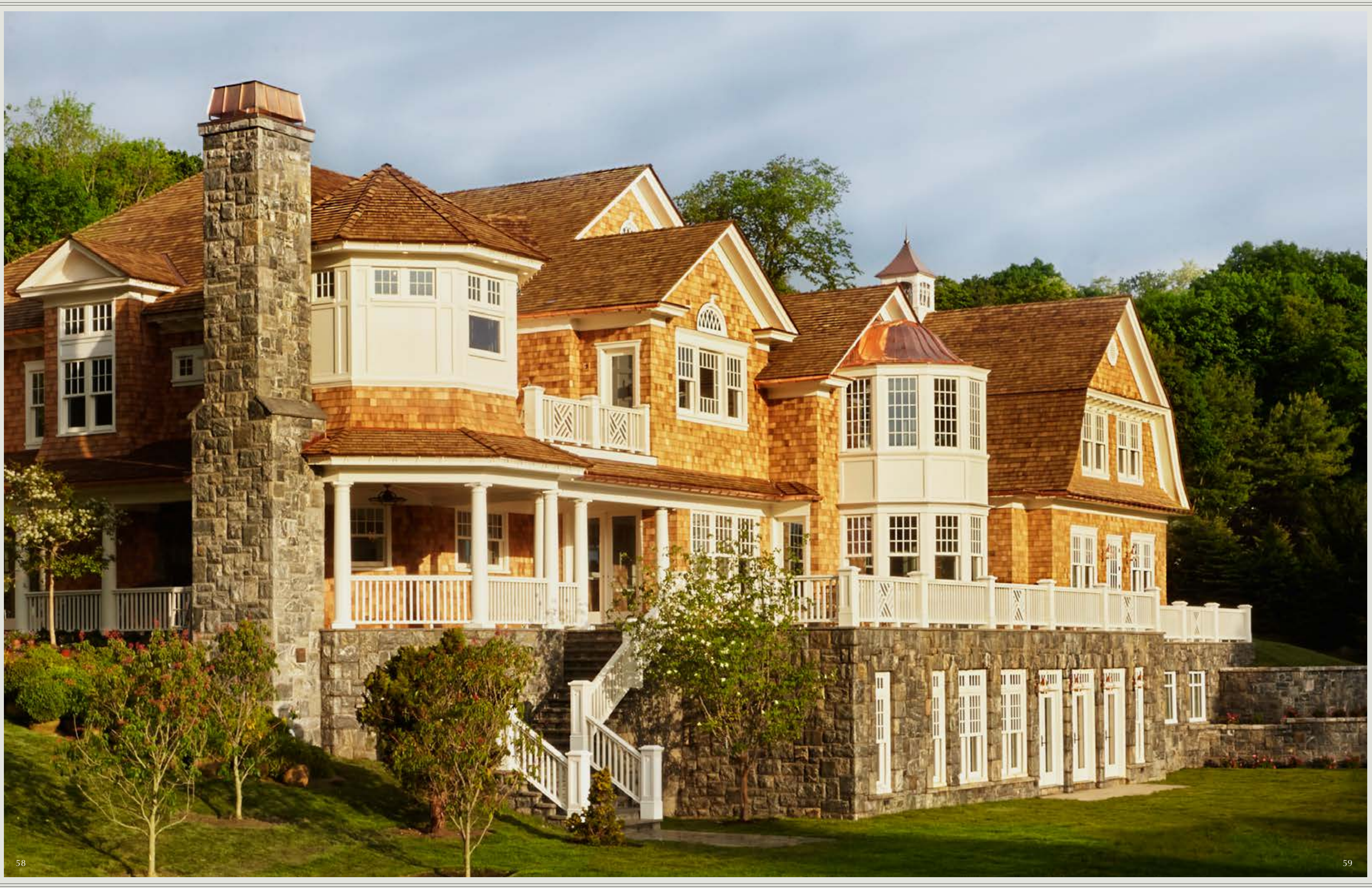


The evocative and verdant landscaping creates an Elysian retreat just thirteen miles north of Manhattan.



Inspired by the surrounding interior and exterior architecture, Greystone on Hudson raises the benchmark on design and craftsmanship. Many estates are finished with Manhattan Schist quarried and pillowed on-site in the same manner used to build the historic Greystone Castle.









Sunset views of the Hudson River can be enjoyed from sweeping verandas clad in hand-laid Belgian Bluestone.



◆—
Day to night, the gatehouse provides peace of mind for the twenty-one estate holders at Greystone on Hudson.

A Philosophy of CRAFTSMANSHIP



The development team is dedicated to creating homes designed for memories that last a lifetime. The Greystone Mansion Group is an elite division of R3 Investment Partners dedicated to developing communities constructed with old-world craftsmanship, timeless design, and the pursuit of architectural perfection on elite and prestigious properties in New York, Connecticut, and the Hamptons. The management team has hundreds of years of combined experience in building and developing high-end estates and communities. Today, they have drawn on their vast expertise to create their finest masterpiece in Greystone on Hudson. We asked the principals of Greystone Mansion Group to share some insights around the creation of this extraordinary residential enclave.

Q & A with THE GREYSTONE MANSION GROUP



Q: Greystone on Hudson is situated in a remarkable setting. What influenced the design philosophy for the estates?

A: As soon as we first passed through the gates of Greystone, we felt this was the most incredible place we had ever seen, and we had to be the ones to restore it to its natural beauty. We were captured by the magical views and the grand history of the location. It is literally surrounded by castles, the family homes of some of the nation's most important industrialists, constructed over the past hundred and fifty years. Our design and level of craftsmanship is a tribute to the legendary neighboring Gilded Age mansions.

Q: There is an extraordinary element of privacy between the estates. How was the site plan determined?

A: We joke that Mother Nature was our lead designer. The different plateaus of Greystone on Hudson ensure that each estate is not only separated by the expanse of its own two- to five-acre terrain, but also by a substantial difference in elevation from each neighboring property. These unique variations in height create exceptional privacy and views, with the highest elevations over four hundred fifty feet above the river.

Q: One of the most breathtaking features of the site is the painterly view. River, bridge, forest preserves, ravines, and castles... all thirteen miles

from Manhattan. How did the natural landscape shape the design of each estate?

A: We spent a lot of time studying the landscape and thinking about the needs of our homeowners. The floor plans and outdoor spaces have been carefully considered to take advantage of the beauty of the breathtaking vistas, pastoral landscape, and natural light. Every estate forms its own unique compound with rolling hills and verdant lawns that can accommodate swimming pools, tennis courts, and entertainment pavilions with fire pits and outdoor audio/visual screens. We are very fortunate to have the Hudson River situated directly to our west, so verandas and sweeping terraces have been situated to accommodate fabulous parties to watch the spectacular multi-colored sunsets that occur over the Hudson River every single day.

Q: You mentioned that Greystone on Hudson was created in the spirit of the Gilded Age in terms of quality and craftsmanship. Can you discuss some of the construction techniques?

A: The team was inspired by immersing themselves in the history of the site, studying both the architecture and the modes of construction. Residences are united by cornerstone constructed from Manhattan Schist, an indigenous bedrock that is being quarried and pillowed on-site in the same manner used to build the historic

Greystone Castle and the area's seminal stone walls. We actually created our own artisan quarry on-site. This Schist that formed Greystone on Hudson's landscape is iconic as it was left behind by the same glacier that formed the rock outcroppings arising throughout Manhattan's Central Park. Besides being respectful of the history, we also wanted to look forward. An example of the state-of-the-art engineering at Greystone on Hudson is that energy-efficient lighting and geothermal heating and cooling have been deployed to protect our environment, virtually eliminate winter fuel bills, and greatly reduce summer cooling bills.

Q: The investment in the finishes is unprecedented for a new development. Belgian Bluestone is usually reserved for interiors due to the expense. Yet at Greystone on Hudson, sweeping verandas feature this imported stone hand-laid in a French pattern. What are other finishing highlights?

A: Our goal has been to design and construct the finest collection of homes ever created. The quality and detailing of the millwork, including moldings, wainscoting, paneling, and custom cabinetry throughout, are inspired by the finest turn-of-the-century estates in America and the English countryside. Kitchens are appointed with top-of-the-line Sub-Zero and Wolf appliances. There is radiant heated flooring throughout the kitchens and baths, with fine hardwood



and natural stone floors. Master baths have steam showers, body sprays, rain heads, fireplaces, with all the details carefully thought through. Our smart homes are designed so that at a touch of a button you can turn on every light in the house, or control your heating and cooling from your cell phone. We are designing and building to standards of craftsmanship, space planning, structure, soundproofing, waterproofing, and comfort to make these homes of style and substance built to be passed down for generations to come.

Q: The flow and proportions of each estate are grand and dramatic. What is the vision behind the layouts?

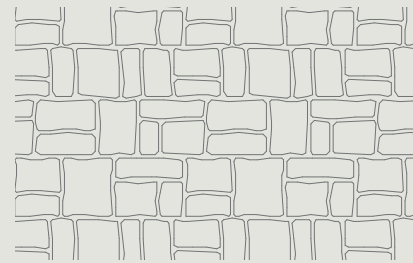
A: We understand the lifestyle of the prospective owners; therefore, we want to create estates that are designed for entertaining and family living on a grand scale. Each home is enhanced by a series of architectural highlights, including stately hardwood-paneled libraries, cinematic sweeping staircases, intimate piano alcoves, and abundant old-world mahogany windows composed to flood the home with natural light. The degree of spaciousness is epic; the master closets are the size of some whole Manhattan apartments. Then you have indoor entertainment spaces that are really just incredible at-home escapes. There's actually no need to leave the home—it's all within your reach.

CUSTOMIZED BY DESIGN

The façade of each estate is individually crafted with finishing elements inspired by the surrounding historical mansions. The collection of estates is aesthetically united by a tradition of detail.

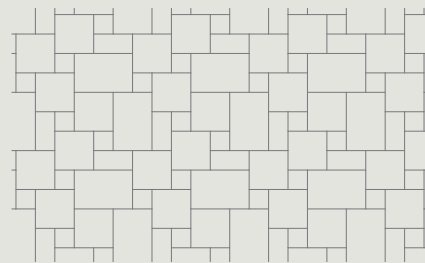


CRAFTSMANSHIP DETAILS



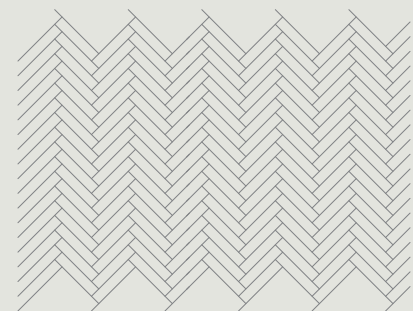
PILLOWED STONE

The indigenous and iconic “Greystone” is quarried and hand pillowed on-site by skilled artisans.



BELGIAN BLUESTONE FLOORING

An exquisite level of detail is being applied to the outdoor living spaces. The spacious verandas that overlook the forest and river settings are often clad in this imported stone that is being hand laid in a french pattern.



HERRINGBONE FLOORING

The layout and application of the hand-scraped hardwood flooring is inspired by the interiors of the surrounding heritage estates.



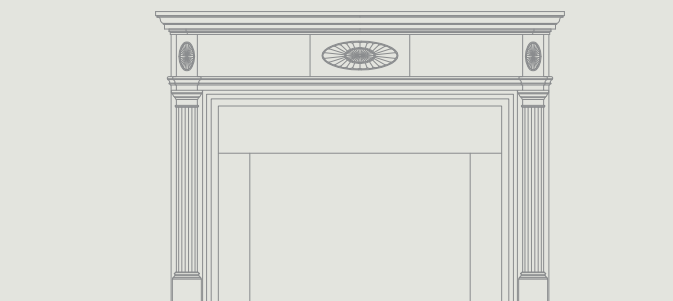
CUSTOM WINDOWS

The custom windows, which flood your environment with spectacular natural light, are hand crafted with heavy natural mahogany sashes, creating deep texture and shadow lines on muntin bars with historical profiles. Updated with the modern technology of double insulated Low-E glass with Argon fill, they allow for maximum comfort and energy efficiency in every room.



DETAILED MILLWORK

The surrounding Gilded Age mansions inspire the quality and detailing of the millwork, including moldings, wainscoting, paneling, and finely finished cabinetry throughout.



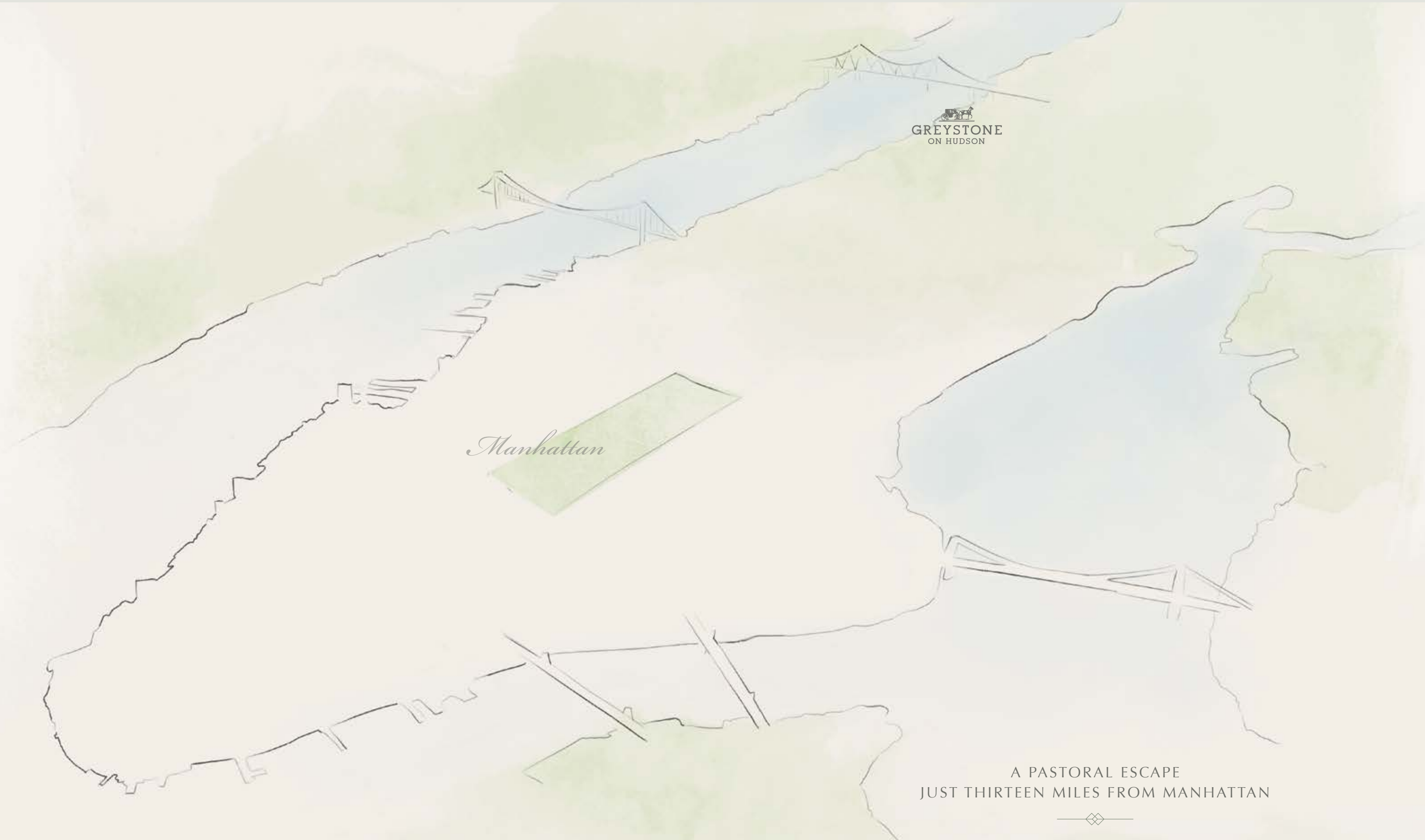
FIREPLACES

The centerpieces of the prominent public and private spaces in each estate are the baronial fireplaces that are detailed with handcrafted millwork or imported stone.

Town & COUNTRY



Greystone on Hudson's iconic location borders Lyndhurst Castle and its spectacular Hudson RiverWalk, as well as two thousand acres of protected nature preserves including Rockefeller State Park, the Old Croton Aqueduct, and Taxter Ridge Preserve, encompassing hundreds of miles of hiking, biking, and riding trails following the river all the way to New York City. Sunset viewing parties on your veranda can be followed by a scenic walk along the Old Croton Aqueduct to Irvington's top restaurants. Choice clubs include the legendary Sleepy Hollow Country Club (three miles away), Ardsley Country Club (two miles away), and Westchester Country Club (twelve miles away). Less than ten minutes away is one of America's most prestigious malls, The Westchester, anchored by Neiman Marcus. Nearby is the treasured gastronomic destination Blue Hill at Stone Barns, rated among the top fifty dining establishments in the world. The town of Irvington offers stylish tranquility, elegant independent retailers, and one of several nearby Metro-North stations with direct access to Grand Central Station in approximately one half-hour. For more far-flung excursions, Westchester County Airport is within a fifteen-minute drive, with LaGuardia Airport just thirty minutes from home.



A PASTORAL ESCAPE
JUST THIRTEEN MILES FROM MANHATTAN



Ideally located between the waterfront Westchester towns of Irvington and Tarrytown, Greystone on Hudson is immediately accessible to Manhattan, Greenwich, the country's finest schools, and a host of exceptional destinations for recreation, shopping, and fine dining.



WESTCHESTER MAGAZINE NAMED IRVINGTON
"THE BEST PLACE TO LIVE." ITS STORYBOOK
DOWNTOWN IS UNDER CONSIDERATION FOR
ADDITION TO THE NATIONAL REGISTER OF
HISTORIC PLACES.





IRVINGTON PRESBYTERIAN CHURCH





—◆—
RED HAT RESTAURANT

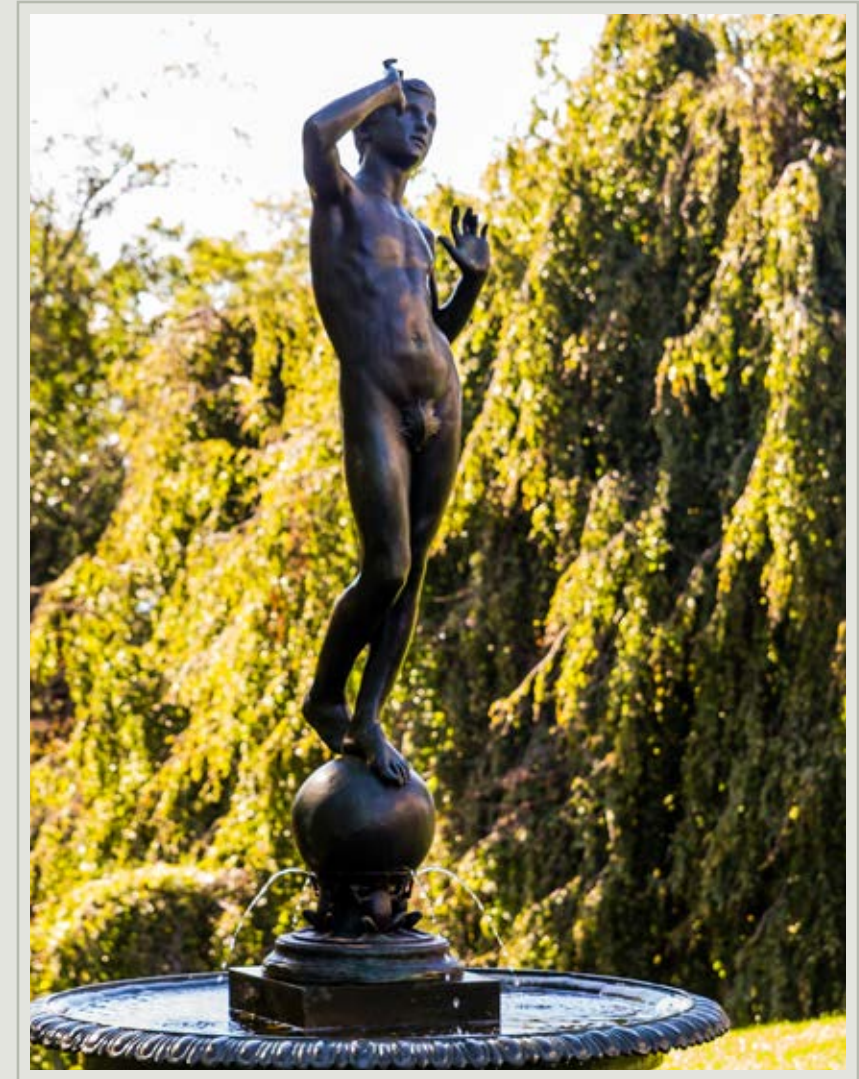
The quaint riverfront towns of the Hudson River Gold Coast offer a celebrated collection of farm-to-table dining destinations.



◆ Tarrytown Music Hall. A world-renowned venue that hosts legendary performers including Miles Davis, Louis Armstrong, and Dave Brubeck. It is as equally celebrated for its legendary acoustics as it is for its regal Queen Anne façade.







—◆—
LYNDHURST CASTLE

Timeless luxuries. Today, the historic estates are adjacent to some of the finest shopping and epicurean destinations in New York.



◆ Hackley School: Founded in 1899, and a member of the Ivy Preparatory School League, this K-12 institution is less than two miles from Greystone on Hudson.



—◆—
CASTLE HOTEL & SPA







ROCKEFELLER STATE PARK



Blue Hill at Stone Barns: Helmed by James Beard Foundation Award-winning chef Dan Barber, the setting for this destination restaurant is a working farm on the Rockefeller Estate at Pocantico Hills, less than five miles from Greystone on Hudson.





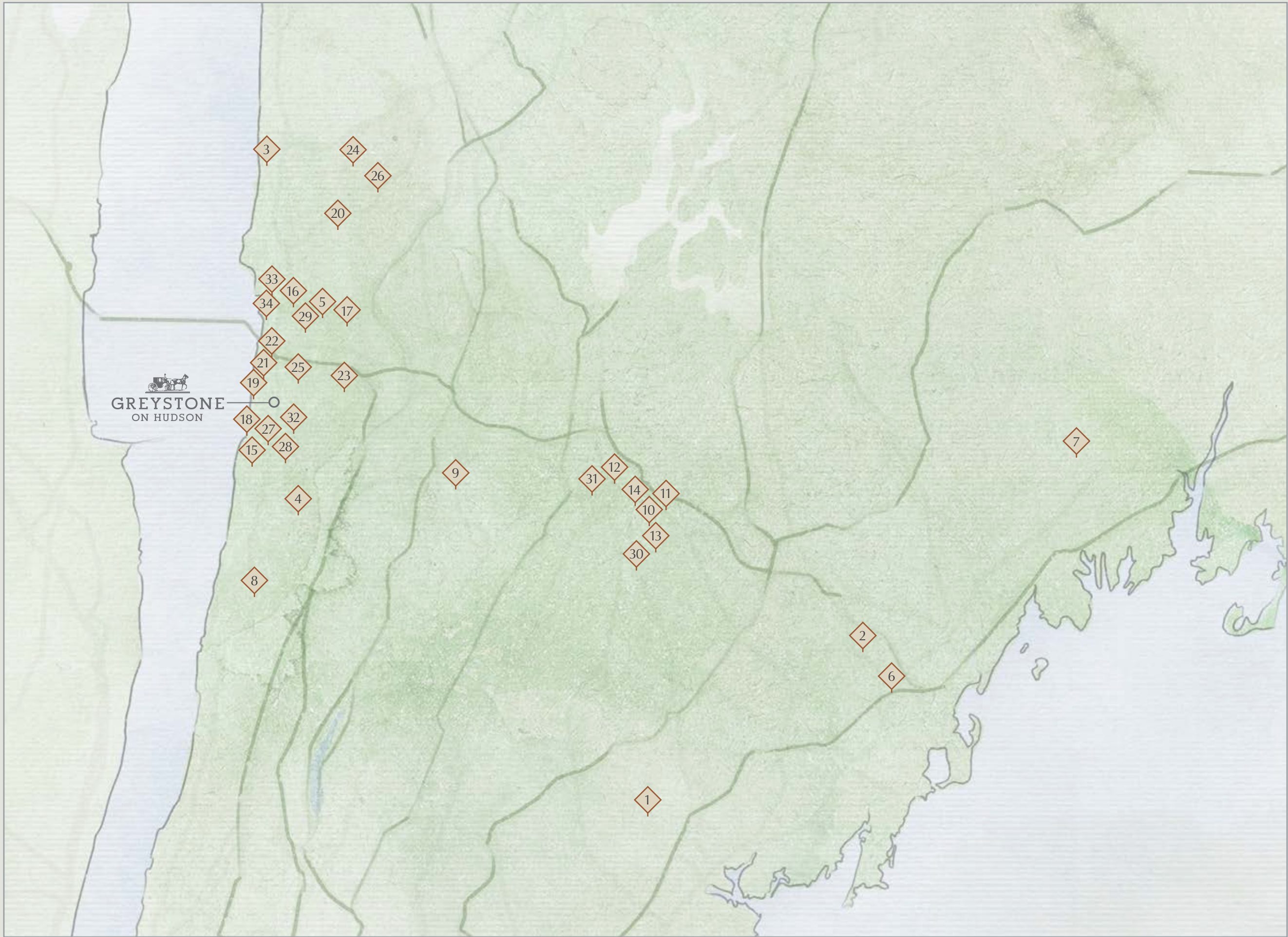


Multiple boat and yacht clubs located within minutes of Greystone on Hudson offer shelter, services and easy access to residents and their guests.



Irvington Waterfront: The setting of Greystone on Hudson is visually connected to Manhattan with the downtown waterfront offering an epic view of the glittering skyline.





IDYLLICALLY CENTRAL

COUNTRY CLUBS

1. Winged Foot Golf Club
2. Westchester Country Club
3. Sleepy Hollow Country Club
4. Ardsley Country Club

SCHOOLS

5. Hackley School
6. Rye Country Day School
7. Greenwich Academy
8. The Masters School
9. Solomon Schechter School of Westchester

SHOPPING

10. The Westchester Mall
11. Neiman Marcus
12. Nordstrom
13. Louis Vuitton
14. Apple Store
15. Village of Irvington
16. Village of Tarrytown

HISTORIC LANDMARKS

17. The Castle at Tarrytown
18. Washington Irving's Sunnyside
19. Lyndhurst Castle
20. Kykuit, the Rockefeller Estate

PRIZED PARKS

21. Lyndhurst State Park
22. River Walk Park
23. Taxter Ridge Preserve
24. Rockefeller State Park
25. Old Croton Aqueduct State Park

EPICUREAN

26. Blue Hill at Stone Barns
27. Red Hat on the River
28. Wolfert's Roost
29. Equus Restaurant
30. Sushi Nanase
31. Mulino's of Westchester
32. Cellar 49
33. The Twisted Oak
34. Sunset Cove

EXCLUSIVE SALES AND MARKETING BY



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