

The Record

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Estate auction to launch new phase of construction at New York lake community

The auction sale of a 10,000-square-foot estate home nestled on 7-plus acres of wooded property within the exclusive Pierson Lakes community in Sterlington, NY has been rescheduled for Thursday, Dec. 6 by Madison Hawk Partners, LLC.

The one-day auction event originally scheduled for November 13 was postponed in light of the wide-spread impact Superstorm Sandy had on the region.

“While the storm had no effect on the Pierson Lakes community or the estate home, we felt it was prudent to postpone the auction to give prospective bidders more time to deal with post-storm issues in their hometowns or business locations,” said Jeff Hubbard, president of Madison Hawk, a national real estate firm specializing in Structured Accelerated Sales. “We have received a good deal of interest from potential buyers and the brokerage community, and look forward to presenting this one-of-a-kind property for auction on December 6.”

Created by luxury estate homebuilder and Pierson Lakes’ developer, Byron Hill Homebuilders, the grand residence is reflective of the country estates that define the Pierson Lakes community,

where just 74 homes will share the 1,000-plus-acre setting that features two approximately 100-acre lakes and a private, resort-like atmosphere — all less than one hour from New York City.

“We designed the home to be utilized as a dramatic model residence for the first phase of 25 grand home sites within the gated community,” said Luther Gueyikian, president of Byron-Hill Homebuilders. “We’re now offering the completed stately model residence through the auction as a means to successfully complete the sale of Phase 1 while generating excitement for the launch of the next phase of the development, which is 16 lake-front homesteads.”

Madison Hawk has set the suggested opening bid for the estate at \$1.2 million, whereas the original listing price was \$2.9 million. The auction will take place on Thursday, Dec. 6 at the Sheraton Crossroads Hotel, 1 International Boulevard, Mahwah. Registration begins at 7 p.m. with the auction commencing at 8 p.m. Interested buyers can view the estate home at pre-auction Open Houses scheduled for Saturday and Sunday, Dec. 1 and 2, from 12 to 3

p.m., or private appointment by calling 212-971-9720.

Located at 1 North Face, Sterlington, NY, the architecturally-distinctive estate home, known as Bordens Castle, features an expansive floor plan with grand living spaces surrounded by the scenic beauty of its undisturbed, mountainous landscape. The home’s first floor includes a living room with an adjacent bar, family room, dining room, modern, two-story kitchen with breakfast nook, and two covered porches. The second floor features four bedroom suites, each with its own private bath. The master suite offers exceptional luxury, with a private study, sitting room, master bath and “his” and “hers” dressing rooms, all accessed via a private staircase. Two other bedroom suites open to a shared living room, with one of them also featuring a separate private sitting area and walk-in closet. The fourth bedroom suite includes a private living room, separate sitting area and walk-in closet.

The home’s dramatic two-story entry foyer, marble bathrooms, granite kitchen countertops, custom stone hearths, hardwood floors, massive walk-out basement, turrets, rolling grass lawn

and private courtyard further add to its prestige.

Pierson Lakes' estate homes are all designed to maximize the splendor of their sprawling home sites and surrounding natural terrain. Residents enjoy an incomparable setting fostered by the community's 1,000-plus acres of natural beauty and privacy. Often referred to as "Tuxedo Park South," the gated community is being developed around the serene waters of the 100-acre Cranberry Lake and 94-acre Potake Lake.

For more information on the auction of this Pierson Lakes' Estate, call 212-971-9720 or visit www.madisonhawk.com/auctions/PiersonLakes.



MADISON HAWK PARTNERS

This 10,000-square-foot estate home is sited on more than seven acres of property in the exclusive New York Lake community of Pierson Lakes. It will be open for previewing this weekend prior to being auctioned on Thursday, Dec. 6.