



# HOWARD HANNA

REAL ESTATE SERVICES



# THE LEADER IN LUXURY

Our company is not only one of the top real estate companies in the nation, but we are also the leader in all of our market areas when it comes to high-end properties. Our success comes from our thorough understanding that exquisite listings require unique attention to detail.

Through an affiliation with Luxury Portfolio International<sup>®</sup>, we are able to deliver a high-value, highly personalized experience to an increasingly savvy, sophisticated clientele. Luxury Portfolio International<sup>®</sup> is an extension of Leading Real Estate Companies of the World<sup>®</sup> and considered one of the best in the business in terms of the high-end market. Our partnership expands referral opportunities and maximizes our reach, providing more tools for our individual sales associates who are most effective in our market areas and with the clients we represent.



**BRETT HIGH - Realtor<sup>®</sup>**  
*Call / Text 330-321-9018*  
*[bretthigh.howardhanna.com](http://bretthigh.howardhanna.com)*

*Disclaimer: Properties featured in this publication are active, sold, or contingent listings as of August 2025*







1812 WEST LAKE ROAD, SKANEATELES NY



7 WOODCREST DRIVE, AURORA NY



125 PARK LANE, WEST HARRISON NY

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Make your property pop!

Cover photo:  
2890 E Lake Road, Skaneateles NY  
Listed by: Romy Callahan  
*See more about this listing on page 53*



## WELCOME TO THE HOWARD HANNA 2025 HANNA LUXURY MAGAZINE

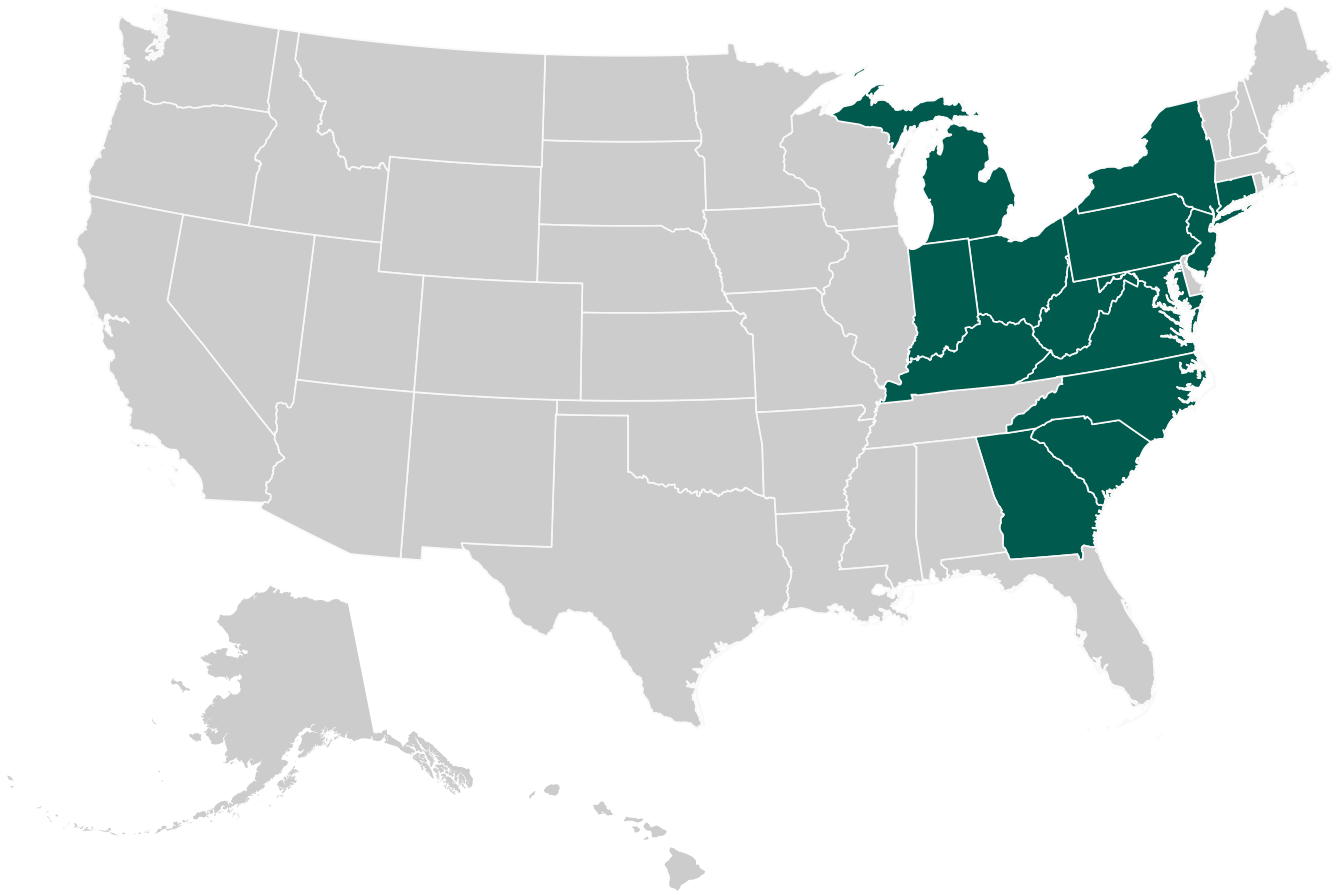
We are excited to share the newest edition of *Hanna Luxury Magazine*, which truly stands out for the quality and scope of its listings. For our 2025 magazine, we've chosen to showcase a stunning collection of some of the finest luxury homes in the East Coast region. In an evolving real estate market, we continue to stand proud as the luxury leader in all our markets. The momentum that we've built across all regions over the past years continued in 2025. Our positions in many markets have continued to strengthen, giving us a greater ability to showcase the widest array of luxury properties up and down the East Coast and into the Midwest, and to take on even more personal referrals.

Our luxury portfolio is more robust than ever before, and we are committed to providing you with a best-in-class experience from start to finish. With 550 affiliates in 70 countries, our Leading Real Estate Companies of the World® network connects us, and you, to the luxury experts and buyers in 800+ major cities from Cancun to Paris. This exclusive partnership enables us to present our properties both locally and globally. Quality, style, and exquisite taste are the epitome of the Hanna Luxury brand, and we hope you enjoy our magazine showcasing our expansive selection of luxury homes.

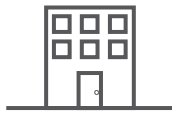
To learn more about any of these fabulous homes or to find out how to have your home featured, visit [howardhanna.com/hanna-luxury](http://howardhanna.com/hanna-luxury). I'm always a call or email away - reach out to me at 216.447.4477 or [hobyhanna@howardhanna.com](mailto:hobyhanna@howardhanna.com).

A handwritten signature in black ink, reading "Hoby". The signature is fluid and stylized, with a long, sweeping underline that loops back under the name.

**HOWARD W. "HOBY" HANNA, IV**  
Chief Executive Officer  
Howard Hanna Real Estate Services



14  
STATES



475+  
OFFICES



14,940+  
AGENTS & EMPLOYEES



102,907  
HOMES SOLD



#1

BROKERAGE IN PA, OH, NY,  
IN & THE CAROLINAS



#1

LARGEST FAMILY-OWNED REAL ESTATE  
BROKERAGE IN THE UNITED STATES



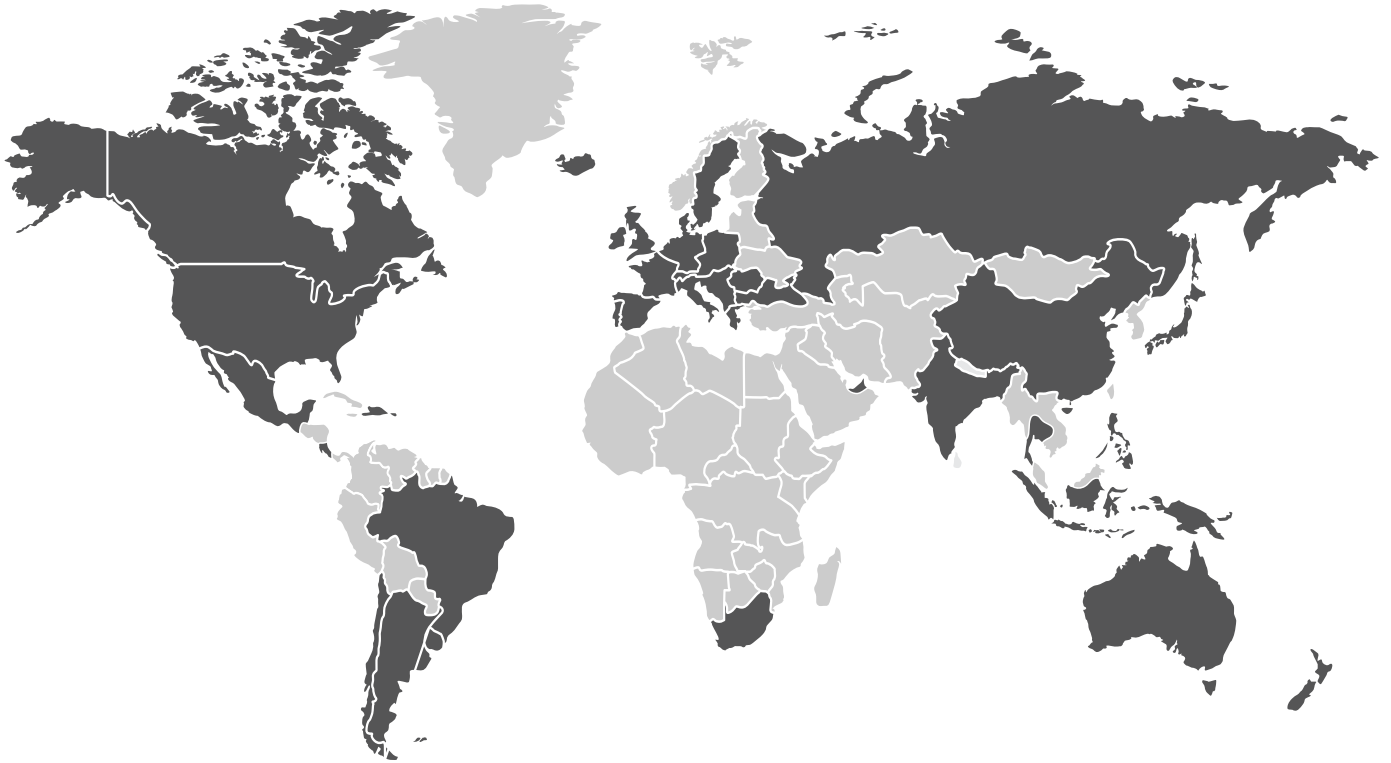
\$37B

IN CLOSED SALES  
VOLUME

## HOWARD HANNA MARKETS

Howard Hanna Real Estate Services ranks nationally as the 7th largest real estate company with offices across PA, OH, NY, IN, NC, VA, SC, MI, NJ, WV, MD, KY, GA, and CT.

*Rankings based on REAL Trends 500 report; based on 2024 transaction sides.*



LUXURYPORTFOLIO.COM VISITORS\*



800+  
CITIES WORLDWIDE



70  
COUNTRIES



\$10.3M  
IN LIQUID ASSETS



69%  
OWN A SECOND HOME

YOUR LISTING WILL BE  
TRANSLATED INTO:



9  
LANGUAGES



60+  
CURRENCIES

*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD\*

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL

**MAYFAIR**  
International Realty

## GLOBAL REACH

Our partnerships with Luxury Portfolio International® (LPI) and Mayfair International ensure that your listing is able to be seen by affluent buyers all over the world, including 800+ major cities from Bangkok to Barcelona.

\*According to YouGov Affluent Perspective; Global respondents in the market for a primary personal residence over \$1 million in the next 3 years.



111 ARTHUR STREET, GARDEN CITY NY



5080 EAST LAKE ROAD, GORHAM NY



2338 THORNTON GRV N, SKANEATELES NY

LOCAL  
**SOLD**  
PROPERTIES



41 W LAKE STREET, SKANEATELES NY

- 55 Indian Brook Drive, Bolton NY | **\$5,300,000**
- 41 W Lake Street, Skaneateles NY | **\$5,280,000**
- 3 West Lake Street, Skaneateles NY | **\$4,695,000**
- 9 Fairway Court, Sag Harbor NY | **\$4,330,000**
- 180 W Ivy Hill Road, Woodsburgh NY | **\$4,150,000**
- 84 Third Street, Garden City NY | **\$4,000,000**
- 2338 Thornton Grv N, Skaneateles NY | **\$3,750,000**
- 5080 East Lake Road, Gorham NY | **\$3,700,000**
- 6813 North Glen Haven Road, Niles NY | **\$3,225,000**
- 11 Post Avenue, East Williston NY | **\$2,850,000**
- 383 Vanderbilt Parkway, Dix Hills NY | **\$2,600,000**
- 14 Abbey Woods, Pittsford NY | **\$2,500,000**
- 111 Arthur Street, Garden City NY | **\$2,500,000**
- 214 Woodside Drive, Hewlett Bay Park NY | **\$2,400,000**
- 2763 East Lake Road, Skaneateles NY | **\$2,300,000**
- 1460 Lake Road, Webster NY | **\$2,250,000**
- 2900 W Lake Road, Skaneateles NY | **\$2,250,000**
- 1813 Russells Landing, Skaneateles NY | **\$2,140,000**



# NEW JERSEY & CONNECTICUT

HOMES FROM RAND REALTY  
A HOWARD HANNA COMPANY



265 PARK AVE | NORTH CALDWELL NJ





## ENGLEWOOD CLIFFS, NJ

71 ROBERTS ROAD | \$3,849,000  
7 BEDROOMS, 7 FULL BATHROOMS, 1 HALF BATH

Welcome to this exceptional luxury residence, ideally located on one of the most prestigious streets in Englewood Cliffs. Impeccably designed for grand-scale living and entertaining, this home boasts exquisite architectural details, expansive living areas, and high-end finishes throughout. Every space exudes sophistication and comfort. A rare opportunity to own a statement property in a highly coveted neighborhood.

NEHA SHAH & JANICE HELLER  
HOWARD HANNA | RAND REALTY  
OFFICE: 201.567.5335 • MOBILE: 917.892.4749 | 201.924.9472



## BRICK TOWNSHIP, NJ

599 POINT AVENUE | \$3,200,000  
7 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Experience refined waterfront living in this custom brick estate. Enjoy Metedeconk River views, a private 100-foot dock, and luxury amenities including a gourmet kitchen, spa-inspired baths, second quarters, and an opulent third-level suite. Entertain indoors or out with a game room, multi-level deck, heated pool, and more. Minutes from top beaches, dining, and marinas.

GARY K. KRAFT & CHERILYN VENTOLA  
HOWARD HANNA | RAND REALTY  
OFFICE: 973.694.6500 • MOBILE: 201.776.6000 | 862.224.9632





## CLOSTER, NJ

8 CHURCH COURT | \$2,825,000

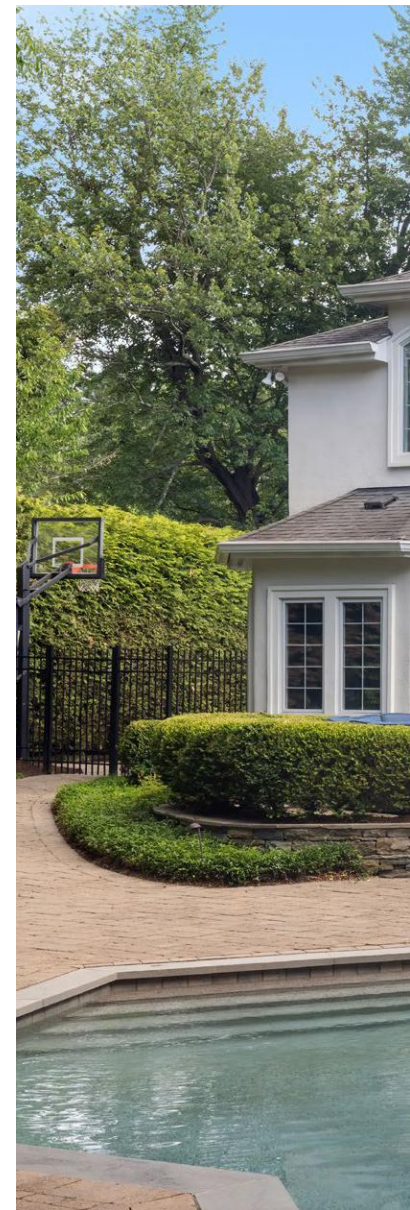
6 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Welcome to this extraordinary residence nestled on the east hill of Closter. Discover a gracious floor plan boasting a sun-drenched formal living room and dining room, perfect for entertaining. The gourmet chef's kitchen features top-of-the-line appliances, including a Wolf stove and 2 Sub-Zero refrigerators. Custom cabinetry and a generous center island flow seamlessly to the breakfast area overlooking the pool.

NEHA SHAH & JANICE HELLER

HOWARD HANNA | RAND REALTY

OFFICE: 201.567.5335 • MOBILE: 917.892.4749 | 201.924.9472







## NORTH CALDWELL BORO, NJ

18 FAIRVIEW DRIVE | \$1,999,900  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

Skyline views, an indoor pool, custom garage—just a few of the exquisite, one-of-a-kind features of this fully customized and renovated luxury California Mediterranean retreat! This secluded oasis is tucked at the end of a cul-de-sac on perfectly manicured tiered grounds.

LORI BUCK & DOUGLASS HOLMES  
HOWARD HANNA | RAND REALTY  
OFFICE: 973.740.1881 • MOBILE: 973.650.1283 | 973.568.2224



## OCEANPORT, NJ

3 FOGGIA WAY | \$1,790,000  
4 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

LISA COMITO  
HOWARD HANNA | RAND REALTY  
OFFICE: 201.666.0007 • MOBILE: 914.282.7591



## NORTH CALDWELL BORO, NJ

265 PARK AVENUE | \$1,649,000 | **SOLD**  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

KAREN TREACY  
HOWARD HANNA | RAND REALTY  
OFFICE: 973.740.1881 • MOBILE: 973.464.8092



## BROOKFIELD, CT

13 COVE ROAD | \$1,999,000  
5 BEDROOMS, 5 FULL BATHROOMS

JEN CARBONE  
HOWARD HANNA | RAND REALTY  
OFFICE: 203.790.7653 • MOBILE: 203.947.5237



# KEY REMODELING TRENDS

According to a recent report, home renovation spending will grow by 5.3% this year, and this is largely due to price increases rather than volume. Experts predict remodeling projects will pick up significantly in the second half of the year, as hopefully interest rates will drop to a level that will make more consumers comfortable.

Here's a look at what's trending on the home renovation front:

## EMPHASIS ON NATURAL MATERIALS

After a long hiatus, natural materials are experiencing a revival, driven by a consumer desire for more authentic and organic elements in their spaces. This shift is evident in the growing demand for materials like natural stone, wood flooring, and unpainted cabinets. While solid surfaces like quartz remain a staple, a significant number of homeowners are now choosing the unique character of quartzite and granite for their renovations. Similarly, wooden cabinetry is seeing a surge in requests and currently stands as the top choice for bathroom vanities.

## KITCHEN REMODELS

The desire to entertain at home is fueling many kitchen renovations right now. Homeowners with smaller, closed-off kitchens are rushing to take down walls and expand their space, creating a central hub in the home and a dedicated entertaining hot spot. Overall spending on kitchen renovations continues to ease forward, as the median spend for major remodels of small kitchens rose by 9%, to \$35,000, while the median spend on larger kitchen remodels comes in around \$55,000. Renovations for upscale kitchens start at \$150,00 for large kitchens and \$90,000 for smaller kitchens.



## OUTDOOR IMPROVEMENTS

Home exterior upgrades are still popular, as an increasing number of homeowners desire to double their entertaining space while creating a personal oasis outdoors for their families. Many outdoor projects opt for low-maintenance materials like composite decking, as it offers the warmth and charm of real wood without the ongoing maintenance. Homeowners eager to entertain outdoors look beyond the traditional grill and splurge on luxury outdoor kitchens, complete with natural material countertops and even pizza ovens to help whip up a culinary feast. The latest figures show that a modest deck addition will cost homeowners about \$17,615, while a composite deck of modest size will run just over \$24,000.



## BATHROOM RENOVATIONS

Bathrooms are popular in terms of renovation projects and spending. In fact, renovating a guest bathroom is just as popular as remodeling a kitchen right now. Homeowners are opting to install zero-entry showers for both a seamless look and to aid in aging in place, as well as water-efficient fixtures, steam showers, and natural materials. A mixing of materials—whether that's mixing metals and/or combining different types of tiles—is trending. Homeowners can expect to spend about \$17,000 to remodel a small primary bathroom and \$25,000 for a larger bathroom. Renovators choosing custom and luxury materials can expect to spend between \$40,000 and \$70,000.



# NEW YORK

HOMES FROM HOWARD HANNA

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500 POND VIEW WAY | PETERSBURGH NY



## SARATOGA SPRINGS

660 N BROADWAY | \$7,500,000  
6 BEDROOMS, 6 FULL BATHROOMS

This is an exceptional opportunity for astute buyers: a sprawling 2.28-acre property hosting two homes mere steps away from downtown. Comprising four parcels—main house, carriage house, vacant lot, and 59 Catherine Street—this offering invites you to shape your private haven or fashion a multi-generational estate. Whether you are drawn to the existing charm or envision a transformative renovation, this is a rare combination.

KELLY QUINN ZANELLA  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.584.0743 • MOBILE: 518.573.5985







## SARATOGA SPRINGS

80 GREENFIELD AVENUE | \$6,900,000  
7 BEDROOMS, 4 FULL BATHROOMS, 4 HALF BATHS

Located on one of Saratoga Springs' most beautiful streets and just a short walk to Broadway, this stunning custom Witt Builders home blends timeless Victorian style with refined modern living. Inside, expansive sun-filled spaces feature exquisite woodwork, custom built-ins, and rich architectural detail throughout. Outdoors, enjoy a living room with fireplace, built-in grill, and a sprawling patio—perfect for entertaining.

JENNIFER KARAM & DOUGLAS ENGELS  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.489.1000 • MOBILE: 518.817.3345 | 518.229.3739







## SKANEATELES

2890 W LAKE ROAD | \$6,490,000  
5 BEDROOMS, 5 FULL BATHROOMS, 2 HALF BATHS

An exquisite luxury lake house custom built two miles from the village, situated on 26.7 acres with 389 feet of private Skaneateles waterfront. With its flawless design, top-of-the-line amenities, breathtaking views, and ultimate privacy, this home is truly a masterpiece and a once-in-a-lifetime opportunity. The open floor plan seamlessly connects every room, showcasing fine detailed moldings and hardwood floors throughout.

MOLLY ELLIOTT  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.730.1745

## GARDEN CITY

88 FIFTH STREET | \$4,999,999

6 BEDROOMS, 6 FULL BATHROOMS, 1 HALF BATH

Located in the prestigious central section of Garden City, this majestic home is a testament to timeless beauty. Enter the 6,100+ SF property through the magnificent oversized wrought iron door into the impressive two-story foyer with a double staircase. Inside you are welcomed by refined elegance and unparalleled detail. The living room and dining room boast high ceilings and floor-to-ceiling windows providing lots of natural light.

JAYNE C. MCGRATTY ARMSTRONG

HOWARD HANNA | COACH REALTORS

OFFICE: 516.746.5511 • MOBILE: 516.286.2831









## SKANEATELES

3133 E LAKE ROAD | \$4,695,000  
4 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

Tom Felicia, a top New York designer, created this unusual home to relax and unwind on the beautiful waterfront of Skaneateles Lake in NY's Finger Lakes region. It has become a beloved retreat that feels comfortable, livable, and modern, with such a sense of peace. There are plenty of areas to gather, including the large dining table, the inviting living room with fireplace, the cozy den, and the special reading room.

LINDA A. ROCHE  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.657.5353



## GORHAM

**4912 E LAKE ROAD | \$3,995,000**  
**7 BEDROOMS, 7 FULL BATHROOMS**

This over 5,000 SF bespoke estate on Canandaigua Lake exudes refined luxury and thoughtful design. Custom-built in 2013 on a level lakefront lot, it offers 7 ensuite bedrooms, 3 interior kitchens, an outdoor summer kitchen, and full elevator access. Radiant heated floors, triple-pane Andersen windows, six elegant decks, and a 4+ car garage with polyaspartic floors elevate every detail. Enjoy breathtaking sunsets from a sleek concrete aluminum pier. True lakefront sophistication just moments from CMAC, wineries, and fine shopping.

**HOLLY CREEK**  
**HOWARD HANNA REAL ESTATE**  
OFFICE: 585.473.1320 • MOBILE: 585.400.4000







## SKANEATELES

1782 TAMARACK TRAIL | \$3,795,000  
3 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

This magnificent Skaneateles Lake waterfront estate offers an unparalleled year-round lakefront living experience with 214 feet of pristine frontage and breathtaking 180-degree panoramic views from its unique point location that captures both spectacular sunrises and sunsets, accessible via a plowed year-round road. This boater's paradise is the perfect retreat for those seeking to embrace the ultimate Skaneateles Lake lifestyle.

CATHERINE ARMIJO  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.382.5044



## PORTER CORNERS

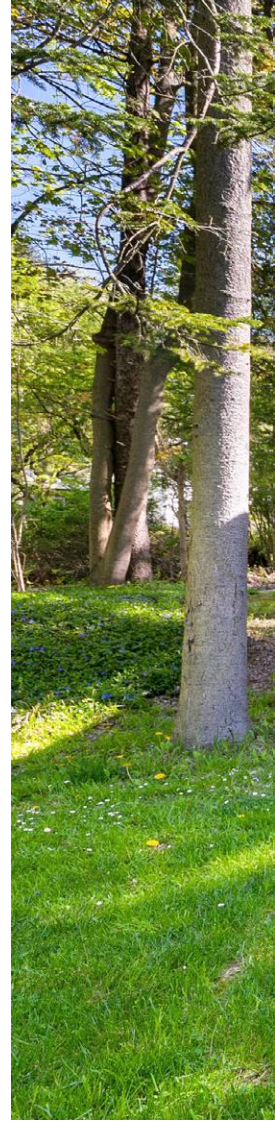
76 MEDBURY ROAD | \$3,600,000  
4 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

This pristine 60-plus-acre equine facility boasts 2 barns, 50 stalls, a 5/8-mile training track with starting gate, multiple arenas, enclosed exercise area, and 10 safe pastures with run-in sheds. Additionally, there are 2 residences, including a luxury 4,700 SF farmhouse with red oak floors, stainless steel appliances, and a wood-burning fireplace. Sandy loam soil with excellent drainage, and stunning views complement this oasis.

KELLY QUINN ZANELLA  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.584.0743 • MOBILE: 518.573.5985









## SKANEATELES

3435 E LAKE ROAD | \$3,295,000  
7 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

Just two lanes from Skaneateles Village, this rare 2.5-acre estate offers 103 feet of pristine lake frontage and timeless charm. Loved by four generations, it includes a main house with garage, two guest cottages, and a waterfront cabin. Enjoy a level shale beach, two private docks, and sweeping grounds with mature trees and gardens. With lake-to-road access, village proximity, and endless potential, this is legacy lakefront living at its finest.

LINDA ROCHE & CATHERINE ARMIJO  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.657.5353 | 315.382.5044

## SKANEATELES

104 E GENESEE STREET | \$2,895,000  
5 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

In the heart of the Village of Skaneateles lies a beautiful, renovated, stunning home with endless views of Skaneateles Lake. The gourmet kitchen is a chef's dream, complete with two stoves, custom Bartolotta cabinets, granite countertops, and a butler's pantry with a beverage fridge.

LINDA ROCHE  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.657.5353





## LOUDONVILLE

1 STONERIDGE DRIVE | \$2,750,000  
5 BEDROOMS, 4 FULL BATHROOMS, 2 HALF BATHS

Featured in "Architectural Digest," this exceptional residence is a true gem in a premier location. Crafted with attention to every detail and situated in exclusive East Hills, this home of distinction showcases 7,900 SF of sophisticated design and luxury.

CATHY COOLEY & KYLE DURNI  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.439.2888 • MOBILE: 518.331.8525 | 518.469.0526

## GARDINER

1091 ALBANY POST ROAD | \$2,500,000  
2 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Unveiling a hidden gem in the heart of Gardiner, this meticulously restored Cape Cod home perfectly blends timeless elegance and modern comfort. Boasting 2,200 SF of beautifully designed living space, this home offers an unparalleled living experience from the moment you enter.

KYLA THOMAS

HOWARD HANNA | RAND REALTY

OFFICE: 845.338.5252 • MOBILE: 845.399.9542





## CANANDAIGUA TOWN

5561 LOGAN LANE | \$2,495,000  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

This beautiful, secluded westside Canandaigua Lake home with 105 feet of water frontage provides ultimate privacy on 6 acres—along with breathtaking views. Originally built in 1940, the home was completely rebuilt in 2009–2010. A new extended dock provides ample space for water activities.

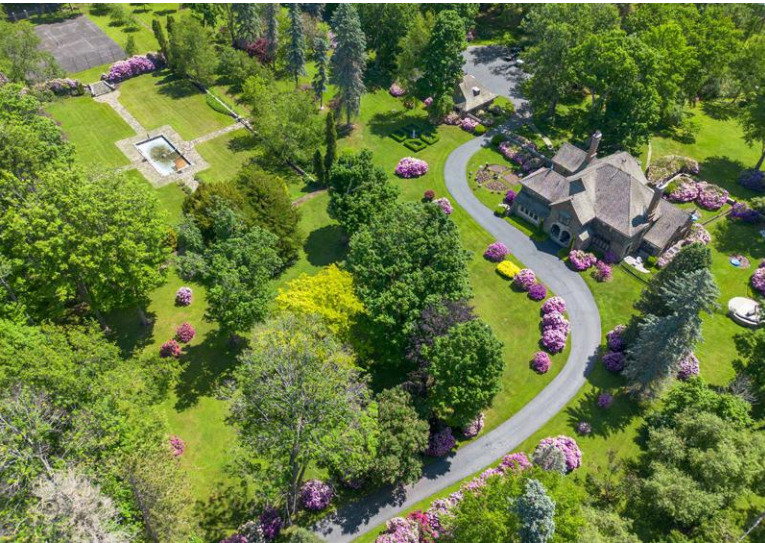
PATRICE BIRCHER  
HOWARD HANNA REAL ESTATE  
OFFICE: 585.381.4770 • MOBILE: 585.738.3904

## ELLERY

73 LINCOLN ROAD | \$2,495,000  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

Nestled on 7.3 lakefront acres in the heart of Bemus Point Village, this majestic estate hosts meticulously landscaped grounds with a double tennis court, reflecting pool, three-car garage, carriage house, and detached studio.

MATTHEW WRODA & LISA NIELSEN  
HOWARD HANNA REAL ESTATE  
OFFICE: 716.753.7880 • MOBILE: 937.459.7239





## GREENLAWN

5 DANVILLE DRIVE | \$2,490,000  
5 BEDROOMS, 4 FULL BATHROOMS

Stone chalet with modern luxury. Set on over an acre of pristine level land, this custom-built masterpiece is distinct from other homes in the area. The details complement the rustic aesthetic throughout, including thoughtfully curated finishes, creating harmony and balance.

WILLIAM TARANTOLA & NICOLE ASLANIS  
HOWARD HANNA | COACH REALTORS  
OFFICE: 631.360.1900 • MOBILE: 516.236.6178 | 917.239.0559

## GOSHEN

395 SARAH WELLS TRAIL | \$2,490,000  
6 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Twin Oaks is a one-of-a-kind gem located on one of the most picturesque roads in Orange County. Situated on a park-like 8.3-acre estate on the border of the Village of Goshen, the 5,250 SF Victorian residence has been extensively renovated and updated while maintaining its original charm.

JOSEPH PAOLI

HOWARD HANNA | RAND REALTY

OFFICE: 845.294.7227 • MOBILE: 845.294.6000





## LARCHMONT

57 EDGEWOOD AVENUE | \$2,350,000  
5 BEDROOMS, 3 FULL BATHROOMS

Exceptional opportunity in Larchmont set on a rare .57-acre lot. This sun-drenched Colonial offers timeless charm, modern updates, and a truly unbeatable setting. Located on a peaceful, tree-lined street moments from Metro North, parks, restaurants, shops, and schools. This home offers the perfect blend of privacy and proximity.

ROBERT MEDRANO  
HOWARD HANNA | RAND REALTY  
OFFICE: 914.328.0333 • MOBILE: 917.594.8828

## BELLE TERRE

1 UVA WAY | \$2,299,000  
6 BEDROOMS, 6 FULL BATHROOMS, 3 HALF BATHS

You don't want to miss this unique home built by high-end architectural designer Scott Accardo! Situated in a 1.6-acre, secluded Belle Terre area, this very Green mansion offers 9,000 SF of indoor space with many high-efficiency features, as well as a 2,700 SF pool house with full bath.

BLONDIE LEE RAMOS  
HOWARD HANNA | COACH REALTORS  
OFFICE: 631.751.0303 EXT. 1916 • MOBILE: 631.335.5976





## FAYETTEVILLE

7106 BRAXTON CIRCLE | \$2,200,000  
5 BEDROOMS, 4 FULL BATHROOMS, 2 HALF BATHS

Tucked at the end of a quiet cul-de-sac in prestigious Waterford Woods, this bespoke estate blends masterful craftsmanship with refined living. Reimagined for today's luxury buyer, every detail exudes sophistication, designed for both grand entertaining and serene everyday living.

R. MATTHEW RAGAN J.D. LL.M.  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.446.8291 • MOBILE: 315.399.7767



# home happens here.®

Buying or selling a home is not easy. Partnering with the home experts at Howard Hanna is. As the #1 privately owned Real Estate Company in the country, we can help you successfully navigate the process with ease - whether you're buying, selling, relocating, or seeking financing or insurance, we can help. Because at Howard Hanna, Home Happens Here.



## WEBSTER

411 SUNDANCE TRAIL | \$1,995,000  
6 BEDROOMS, 5 FULL BATHROOMS, 2 HALF BATHS

HOLLY CREEK  
HOWARD HANNA REAL ESTATE  
OFFICE: 585.473.1320 • MOBILE: 585.400.4000



## SKANEATELES

2890 E LAKE ROAD | \$1,995,000  
4 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

ROMY CALLAHAN  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.729.3820



## AURORA

7 WOODCREST DRIVE | \$1,950,000  
4 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

KAREN BAKER  
HOWARD HANNA REAL ESTATE  
OFFICE: 716.932.5300 • MOBILE: 716.830.7264

## DELANSON

95 W WIND ROAD | \$1,950,000  
6 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

DAWN MEIFERT  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.371.4500 • MOBILE: 214.577.5701



## SKANEATELES

149 E GENESEE STREET | \$1,899,900  
4 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

LINDA ROCHE & CATHERINE ARMIJO  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.657.5353 | 315.382.5044



## ITHACA

7 WHISPERING PINES DRIVE | \$1,895,000  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

HALLIE MAGDEN  
HOWARD HANNA REAL ESTATE  
OFFICE: 607.257.0800 • MOBILE: 607.227.2139





## SKANEATELES

2330 THORNTON GROVE SOUTH | \$1,895,000  
2 BEDROOMS, 1 FULL BATHROOM

MOLLY ELLIOTT & JULIE ABBOTT  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.730.1745 | 315.876.7820



## SKANEATELES

18 E GENESEE STREET 1 | \$1,795,000  
2 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

ROMY CALLAHAN  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.729.3820



## WOODSTOCK

2565 ROUTE 212 | \$1,790,000  
4 BEDROOMS, 3 FULL BATHROOMS

JEANNE BOICE  
HOWARD HANNA | RAND REALTY  
OFFICE: 845.338.5252 • MOBILE: 914.388.7405

## SPRING VALLEY

12-14 LINCOLN STREET | \$1,775,000  
11 BEDROOMS, 6 FULL BATHROOMS

ARTHUR GELB & NATALIA GERBINO  
HOWARD HANNA | RAND REALTY  
OFFICE: 845.735.3020 • MOBILE: 917.624.0411 | 917.992.6762



## SARATOGA SPRINGS

2 MADISON AVENUE | \$1,700,000  
5 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

LIZ SCHULTHEIS & A. RUSSELL NEWHALL  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.584.0743 • MOBILE: 518.796.6997 | 518.857.3618



## HIGHLAND

330 STATION ROAD | \$1,695,000  
3 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

DANIELLE BARTULA  
HOWARD HANNA | RAND REALTY  
OFFICE: 845.744.2095 • MOBILE: 646.639.0077

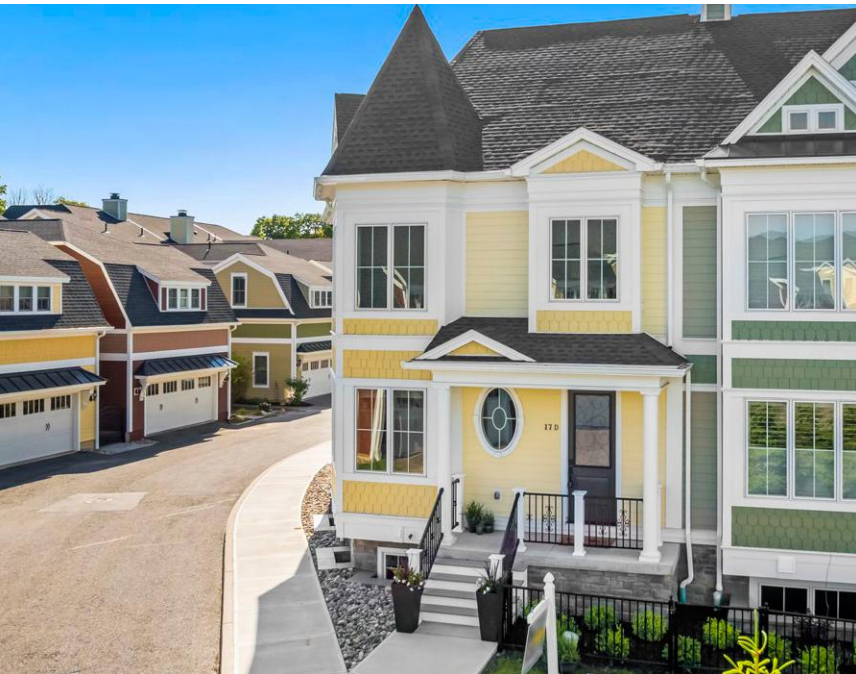




## SKANEATELES

12 GAYLE ROAD | \$1,695,000  
4 BEDROOMS, 4 FULL BATHROOMS

LINDA A. ROCHE  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.657.5353



## SARATOGA SPRINGS

17D CHERRY STREET | \$1,689,900  
5 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

AUBREY GURI  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.584.0743 • MOBILE: 518.583.1212



## BAYPORT

661 MIDDLE ROAD | \$1,675,000  
7 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

JOANNE SCHLOEN  
HOWARD HANNA | COACH REALTORS  
OFFICE: 631.587.1700 • MOBILE: 516.318.9243

## DIX HILLS

28 STEPPING STONE CRESCENT | \$1,650,000  
4 BEDROOMS, 4 FULL BATHROOMS

WILLIAM TARANTOLA & NICOLE ASLANIS  
HOWARD HANNA | COACH REALTORS

OFFICE: 631.360.1900 • MOBILE: 516.236.6178 | 917.239.0559



## CORNWALL

7 FARM HOLLOW ROAD | \$1,600,000  
6 BEDROOMS, 4 FULL BATHROOMS

KAREN TAPHORN  
HOWARD HANNA | RAND REALTY

OFFICE: 845.928.8161 • MOBILE: 845.774.6858



## PERINTON

6 WHISPERWOOD DRIVE | \$1,600,000  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

AMY HADLEY & CHRISTY BLACK  
HOWARD HANNA REAL ESTATE

OFFICE: 585.223.9000 • MOBILE: 585.802.2544 | 585.613.8464





## HUNTINGTON

79 BROOKHILL LANE | \$1,599,000  
4 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

WILLIAM TARANTOLA & NICOLE ASLANIS  
HOWARD HANNA | COACH REALTORS  
OFFICE: 631.360.1900 • MOBILE: 516.236.6178 | 917.239.0559



## PETERSBURGH

500 POND VIEW WAY | \$1,595,000  
6 BEDROOMS, 4 FULL BATHROOMS

REBEKAH O'NEIL  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.371.4500 • MOBILE: 518.645.0252



## LANSING

51 WATERVIEW HEIGHTS | \$1,595,000  
5 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

KYLE STEELE  
HOWARD HANNA REAL ESTATE  
OFFICE: 607.257.0800 • MOBILE: 607.342.2148

## BUFFALO

200 DELAWARE AVENUE 1601 | \$1,575,000  
3 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

KAREN BAKER  
HOWARD HANNA REAL ESTATE  
OFFICE: 716.932.5300 • MOBILE: 716.830.7264



## SKANEATELES

3 ELSON LANE | \$1,499,900  
4 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

MOLLY ELLIOTT & NICK SINAY  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.730.1745 | 315.436.3496



## SKANEATELES

4244 COUNTY LINE ROAD | \$1,499,000  
5 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

MOLLY ELLIOTT  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.730.1745





## ITHACA TOWN

179 SHEFFIELD ROAD | \$1,495,000  
4 BEDROOMS, 2 FULL BATHROOMS, 2 HALF BATHS

KAREN ELDREDGE  
HOWARD HANNA REAL ESTATE  
OFFICE: 607.279.4319 • MOBILE: 607.279.4319



## LOUDONVILLE

23 STEEPLE VIEW DRIVE | \$1,495,000  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

PATRICIA WHELAN  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.489.1000 • MOBILE: 518.421.5420



## BELMONT

29 WILLETS AVENUE | \$1,400,000  
9 BEDROOMS, 5 FULL BATHROOMS, 3 HALF BATHS

LISA AVERY & THOMAS MASON  
HOWARD HANNA REAL ESTATE  
OFFICE: 716.648.7700 • MOBILE: 716.867.8388 | 716.714.4054

## SARATOGA SPRINGS

73 RAILROAD PLACE 403-404 | \$1,399,000  
3 BEDROOMS, 3 FULL BATHROOMS

AUBREY GURI  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.584.0743 • MOBILE: 518.583.1212



## MANLIUS

7103 KITTIWAKE RUN | \$1,399,000  
4 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

ASHLEY RIPLEY & ROBERT RIPLEY  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.487.0040 • MOBILE: 315.569.4912



## PORTER CORNERS

340-360 PLANK ROAD | \$1,349,990  
4 BEDROOMS, 3 FULL BATHROOMS

AUBREY GURI  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.584.0743 • MOBILE: 518.583.1212





## LOUDONVILLE

322 LOUDON ROAD | \$1,299,900  
6 BEDROOMS, 5 FULL BATHROOMS, 2 HALF BATHS

STEVEN GIRVIN  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.489.1000 • MOBILE: 518.852.1315



## FLEMING

5598 BUCK POINT | \$1,299,000  
4 BEDROOMS, 3 FULL BATHROOMS

MOLLY ELLIOTT  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.685.0111 • MOBILE: 315.730.1745



## AMHERST

163 ROXBURY PARK | \$1,250,000  
4 BEDROOMS, 2 FULL BATHROOMS, 2 HALF BATHS

CAROL A. ESPOSITO  
HOWARD HANNA REAL ESTATE  
OFFICE: 716.932.5300 • MOBILE: 716.864.0478

## MARCELLUS

4873 LAWLESS ROAD | \$1,200,000  
5 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

TRACY KERMES  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.487.0040 • MOBILE: 315.412.6331



## PITTSFORD

16 KNOLLWOOD DRIVE | \$1,200,000  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

JUDITH FARRELL  
HOWARD HANNA REAL ESTATE  
OFFICE: 585.381.4770 • MOBILE: 585.330.3423



## MANLIUS

8426 HOBNAIL ROAD | \$1,200,000  
5 BEDROOMS, 3 FULL BATHROOMS, 3 HALF BATHS

R. MATTHEW RAGAN J.D. LL.M.  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.446.8291 • MOBILE: 315.399.7767





## ORCHARD PARK

135 FOX MEADOW LANE | \$1,199,000  
5 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

KEVIN CULLEN  
HOWARD HANNA REAL ESTATE  
OFFICE: 716.648.7700 • MOBILE: 716.983.0682



## CANANDAIGUA

5027 WYFFELS ROAD | \$1,195,000  
5 BEDROOMS, 4 FULL BATHROOMS

HOLLY CREEK  
HOWARD HANNA REAL ESTATE  
OFFICE: 585.473.1320 • MOBILE: 585.400.4000



## GLOVERSVILLE

145 WOODLAND AVENUE | \$1,190,000  
4 BEDROOMS, 2 FULL BATHROOMS

KATRINA RUBERTI  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.883.8904 • MOBILE: 518.423.2502

## MANLIUS

2076 BLACK SPRUCE CIRCLE | \$1,150,000  
5 BEDROOMS, 4 FULL BATHROOMS, 2 HALF BATHS

R. MATTHEW RAGAN J.D. LL.M.  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.446.8291 • MOBILE: 315.399.7767



## JERUSALEM

1096 W LAKE ROAD | \$1,100,000  
3 BEDROOMS, 2 FULL BATHROOMS

MARY WORTH & DICK MURPHY  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.536.2700 • MOBILE: 585.704.4872 | 315.270.2002



## EVANS

7176 LAKE SHORE ROAD | \$1,100,000  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

LISA AVERY  
HOWARD HANNA REAL ESTATE  
OFFICE: 716.648.7700 • MOBILE: 716.867.8388





## OAKDALE

10 LOCUST AVENUE | \$1,100,000  
5 BEDROOMS, 4 FULL BATHROOMS

ADRIENNE DELIO  
HOWARD HANNA | COACH REALTORS  
OFFICE: 631.360.1900 • MOBILE: 631.275.9516



## MANLIUS

7987 BLARNEY STONE WAY | \$1,095,000  
4 BEDROOMS, 4 FULL BATHROOMS, 2 HALF BATHS

R. MATTHEW RAGAN J.D. LL.M.  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.446.8291 • MOBILE: 315.399.7767



## REXFORD

5 PICKETT LANE | \$1,075,000  
4 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

REBEKAH O'NEIL  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.371.4500 • MOBILE: 518.645.0252

## FAYETTEVILLE

7500 HUNT LANE | \$999,999  
4 BEDROOMS, 3 FULL BATHROOMS, 3 HALF BATHS

R. MATTHEW RAGAN J.D. LL.M.  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.446.8291 • MOBILE: 315.399.7767



## BROOKTONDALE

41 BELLE SCHOOL ROAD | \$995,000  
3 BEDROOMS, 2 FULL BATHROOMS

KAREN ELDRIDGE  
HOWARD HANNA REAL ESTATE  
OFFICE: 607.257.0800 • MOBILE: 607.279.4319



## LOUDONVILLE

479 LOUDON ROAD | \$995,000  
4 BEDROOMS, 4 FULL BATHROOMS

STEVEN GIRVIN  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.489.1000 • MOBILE: 518.852.1315





## PITTSFORD

7974 OAK BROOK CIRCLE | \$995,000 | **SOLD**  
5 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

DONNA SNYDER  
HOWARD HANNA REAL ESTATE  
OFFICE: 585.381.4770 • MOBILE: 585.721.5959



## CLARENCE

5703 FAIRMEADOW COURT | \$919,000  
4 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

MICHAEL BOLAND  
HOWARD HANNA REAL ESTATE  
OFFICE: 716.634.4200 • MOBILE: 716.418.3524



## PATTERSONVILLE

2085 WEAST ROAD | \$899,900  
4 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

PAMELA DOBRY & JOSEPH P. CARDINALE  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.371.4500 • MOBILE: 518.560.2245 | 518.755.2064

## MANLIUS

9105 WHISTLING SWAN LANE | \$899,900  
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

R. MATTHEW RAGAN J.D. LL.M.  
HOWARD HANNA REAL ESTATE  
OFFICE: 315.446.8291 • MOBILE: 315.399.7767



## QUEENSBURY

73 S MASTERS COMMON | \$899,900  
4 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

SEAN ROGGE  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.798.3636 • MOBILE: 518.307.8492



## MENDON

393 MENDON CENTER ROAD | \$899,900  
4 BEDROOMS, 3 FULL BATHROOMS

IRENE BENNETT  
HOWARD HANNA REAL ESTATE  
OFFICE: 585.381.4770 • MOBILE: 585.259.2124





## ITHACA

120 BRIARWOOD DRIVE | \$895,000  
5 BEDROOMS, 4 FULL BATHROOMS, 2 HALF BATHS

KAREN HOLLANDS  
HOWARD HANNA REAL ESTATE  
OFFICE: 607.257.0800 • MOBILE: 607.351.1823



## ORCHARD PARK

5246 ARMOR DUELLS ROAD | \$850,000  
3 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

NANCY BARRY  
HOWARD HANNA REAL ESTATE  
OFFICE: 716.662.2000 • MOBILE: 716.481.3230



## SARATOGA SPRINGS

460 GRAND AVENUE | \$849,999  
3 BEDROOMS, 2 FULL BATHROOMS, 2 HALF BATHS

DAISY HAMILTON BLAIR  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.286.1000 • MOBILE: 518.275.9486

## NISKAYUNA

17 BRENDAN LANE | \$839,999  
4 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

DOROTHY JONES  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.489.1000 • MOBILE: 518.528.3811



## SWEDEN

8609 W CANAL ROAD | \$825,000  
5 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

SYLVIA BAUER  
HOWARD HANNA REAL ESTATE  
OFFICE: 585.473.1320 • MOBILE: 585.690.2040



## STILLWATER

3 RIVERSIDE COURT | \$799,000  
4 BEDROOMS, 3 FULL BATHROOMS

REBEKAH O'NEIL  
HOWARD HANNA REAL ESTATE  
OFFICE: 518.371.4500 • MOBILE: 518.645.0252

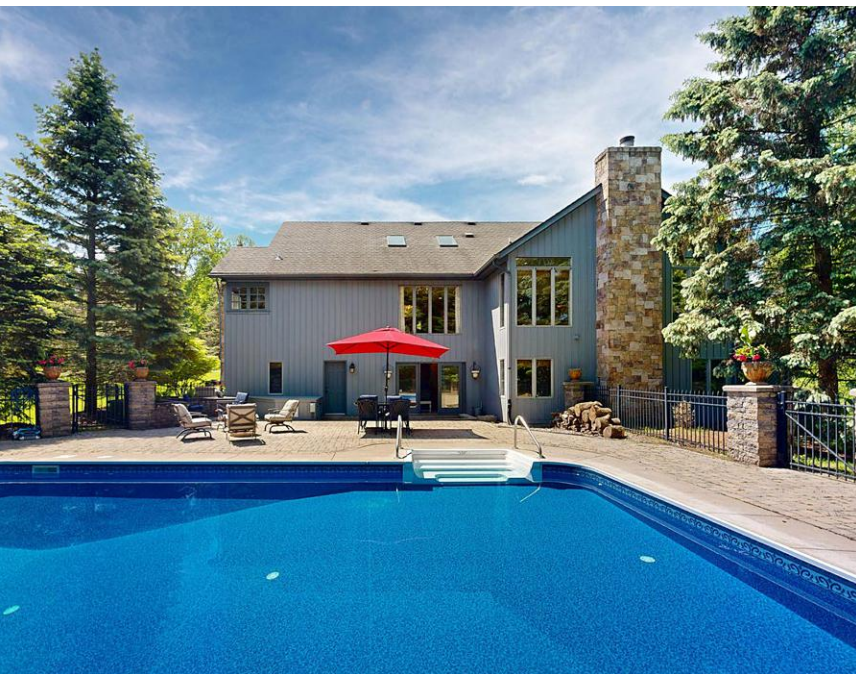




## PITTSFORD

123 KILBOURN ROAD | \$795,000  
4 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

HOLLY CREEK  
HOWARD HANNA REAL ESTATE  
OFFICE: 585.473.1320 • MOBILE: 585.400.4000



## PITTSFORD

11 SUNRISE PARK | \$789,900  
4 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

CHRISTA M. BARBAGALLO  
HOWARD HANNA REAL ESTATE  
OFFICE: 585.381.4770 • MOBILE: 585.230.6216



## ROCK STREAM

4170 OAK CLIFF ROAD | \$775,000  
2 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

KAREN HOLLANDS  
HOWARD HANNA REAL ESTATE  
OFFICE: 607.257.0800 • MOBILE: 607.351.1823

# SHOWCASE

## HOWARD HANNA LUXURY MARKET TOUR

Why settle for good, when you can have something truly extraordinary? When shopping for a home, you want to find a property that perfectly meets all of your needs. The luxury real estate professionals at Howard Hanna can help you find the mountaintop retreat, waterfront oasis, or downtown condo that suits your lifestyle. Thanks to our partnership with Leading Real Estate Companies of the World®, we have access to more than 134,000 sales associates across 70 countries, and we offer a truly vast network of high-end homes.



## UNION GROVE, NC

153 BADENYON PLACE | \$17,500,000

Bryan Criminger | 704.578.2016

Bryan.Criminger@HowardHannaTate.com

Badenyon Ranch is a perfectly planned family farm and sportsman's paradise on 758+ acres with an eye-catching gated entrance. The property features a main lodge and caretaker's quarters, 2 guest cottages, garden prep house, fenced garden, 3 farm equipment storage buildings, 7-acre fenced dog exercise area, 3 stocked fishing ponds with trout and catfish, and more. Hunting Creek runs along the north boundary with miles of ATV trails.





## SARATOGA SPRINGS, NY

116 CRESCENT STREET | \$3,900,000

Aubrey Guri & Randy Brown | 518.583.1212 | 518.361.1883

AubreyGuri@HowardHanna.com | RandyBrown@HowardHanna.com

Savor turnkey luxurious living at its finest, with furniture included at this brand-new home. Wide-plank oak floors underfoot; tray and coffered ceilings overhead. A designated IT room offers state-of-the-art technology. Sliding doors open to a serene covered porch and pool house.

## BLOWING ROCK, NC

1920 DECK HILL ROAD | \$3,400,000

Chris Spangler | 828.406.4310

Chris.Spangler@HowardHannaTate.com

Set at an elevation of 3,900+ feet, this gated mountaintop estate offers nearly 9 acres of serene privacy, awe-inspiring long-range views, and refined mountain living. This is a rare opportunity to own one of the High Country's exceptional retreats—surrounded by lush, mature landscaping.





## BERLIN HEIGHTS, OH

8110 MAIN ROAD | \$2,900,000

Sonsee Schramm | 440.897.3014

SonseeSchramm@HowardHanna.com

This Victorian home has 23 acres with an original home built in 1883, renovated in 2000 to capture the beauty of the original period while incorporating the latest updates. This opportunity comes along once in a lifetime to create your own winery, wedding venue, or bed and breakfast.

## VIRGINIA BEACH, VA

708 S ATLANTIC AVENUE | \$2,850,000

Susie Edmunds | 757.718.1970

SusieEdmunds@HowardHanna.com

There are no shortage of spots to listen to the waves at this Croatan home right on the ocean. The solid, contemporary design features a unique glass elevator leading to a rooftop deck with 360-degree views—the highest in the area. Enjoy spectacular sunrises over the Atlantic Ocean.





## WESTERVILLE, OH

4960 HAWTHORNE VALLEY DRIVE | \$2,695,000

Benjamin Hemmert | 614.309.6197

BenjaminHemmert@HowardHanna.com

Welcome to a captivating estate tucked away in one of Westerville's most coveted wooded enclaves. Built in 2006 and renovated in 2022, this custom home blends luxury and privacy on a lush 1.99-acre lot. You'll be captivated by the timeless design and meticulous attention to detail.

## EDGEWORTH, PA

743 CHESTNUT ROAD | \$2,650,000

Carroll Ferguson | 412.551.7749  
CFerguson@HowardHanna.com

Steeped in history, the current owners mindfully updated this 1900 home, preserving historically valued treasures like original woodwork and Carrara glass. The updated kitchen and baths are what today's owners are looking for. Enjoy views of the river and acreage from patios and decks.





## BREVARD, NC

514 EAGLE LAKE DRIVE | \$2,200,000

Raymond Rainey | 828.226.0691

Raymond.Rainey@HowardHannaTate.com

This stunning lakefront residence captures the essence of refined mountain living. With unobstructed views of the lake and surrounding mountains, the great room is a breathtaking centerpiece featuring a soaring wall of windows, floor-to-ceiling stacked stone fireplace, and heart pine floors.

## SENECA, SC

337 KNOX CAMPGROUND ROAD | \$2,150,000

Melanie Fink | 864.940.5766

Melanie.Fink@HowardHannaTate.com

Enjoy relaxing amid the unmistakable quality of this custom-built retreat. The main level is flooded with natural light, accented by vaulted ceilings and large casement windows and doors. Gaze across the living room beyond the eat-in kitchen to a hand-laid river rock fireplace surround.

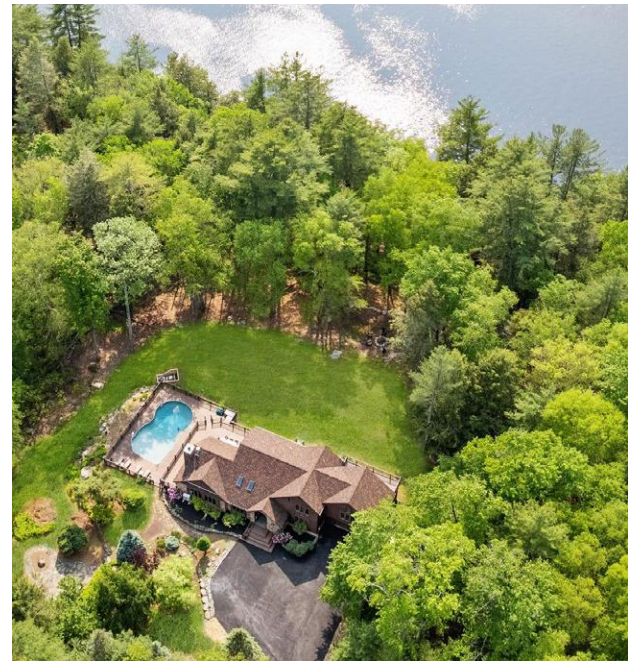


## FORESTBURGH, NY

1775 PLANK ROAD | \$1,800,000

Vincent Nastro | 914.799.1804  
Vincent.Nastro@RandRealty.com

With breathtaking lake views from every room, this masterpiece is a haven for those seeking elegance and nature in perfect harmony. Enter to discover gleaming hardwood floors throughout and a custom-built natural stone wood-burning fireplace in the grand living room.





## INDIANAPOLIS, IN

6560 DAWSON LAKE DRIVE | \$1,695,000

Bif Ward | 317.590.7871

Bif.Ward@talktotucker.com

Discover the fresh new look of this serene sanctuary in the prestigious, gated community of Oxbow Estates! Nestled amidst lush greenery and overlooking tranquil waters, this custom-built haven exudes elegance and comfort. Both the living room and great room offer cozy fireplaces, perfect for relaxing evenings at home.



## YORK, SC

121 N CONGRESS STREET | \$849,000

Carolyn Partin | 803.627.6817

Carolyn.Partin@HowardHannaTate.com

Nestled on nearly 3 private acres in the heart of York's Historic District, this iconic home offers more than just square footage—it offers a lifestyle. Stroll under century-old trees, garden in sun-dappled spaces, or simply relax on one of the grand porches as life slows down around you.



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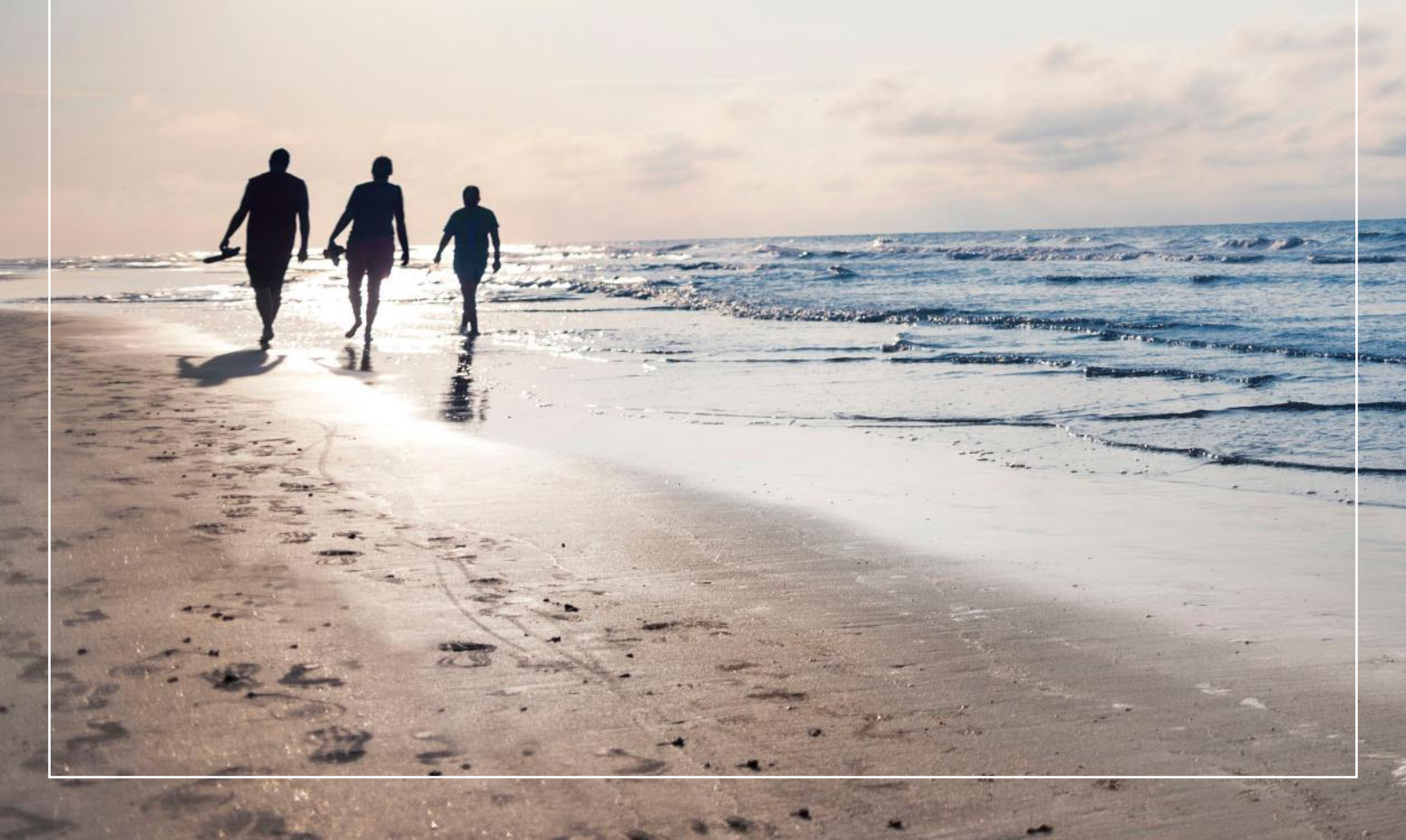


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TRENDING

# HOWARD HANNA SECOND HOME DESTINATIONS

Whether you're looking for a beachfront oasis, a mountain retreat, or a secluded lakehouse getaway, Howard Hanna Real Estate can help make your dream a reality. As a member of Leading Real Estate Companies of the World®, we have access to a network of 134,000 sales associates across 70 countries, each of whom are local experts in the markets they serve and are on standby to match you with your dream home!





1

SKANEATELES, NY

Wow! This custom designed, newly constructed Contemporary home, classified as a “mansion,” has an adaptable floor plan and sits along 200 feet of prime, level, fully developed waterfront on Skaneateles Lake. Enjoy state-of-the-art technology and beyond state-of-the-art infrastructure.

1812 W LAKE ROAD | \$13,900,000  
Molly Elliott & David Baritell | 315.730.1745 | 315.345.4889  
MollyElliott@HowardHanna.com | DavidBaritell@HowardHanna.com



2

ARDEN, NC

Poised above the pristine fairways of Walnut Cove and framed by panoramic year-round vistas, this exquisite residence offers over 7,000 SF of refined mountain living across two expansive living levels. The main-level layout is tailored for both relaxation and productivity.

510 CLOUD TOP WAY | \$9,465,000  
Rebecca Dougherty | 828.747.7857  
Rebecca.Dougherty@HowardHannaTate.com

The most spectacular and special property located in the center of the Village of Chagrin Falls, this custom designed and built Hamptons-styled home sits on almost two breathtaking acres overlooking the Chagrin River. This one-of-a-kind property is the epitome of elegance and good taste. Custom built with the finest of everything, this home spans over 12,000 square feet on three levels, and has a separate guest house, as well.

**106 W WASHINGTON STREET | \$6,500,000**

Adam Kaufman | 216.831.7370

AdamKaufman@HowardHanna.com



3

CHAGRIN FALLS, OH



4

VIRGINIA BEACH, VA

This gated home is an entertainer's dream, offering oceanfront living on Croatan Beach! Built on an oversized lot with a massive foundation and seawall, it offers 180-degree ocean views, a gourmet kitchen, and light-filled living spaces. Most rooms open to spacious balconies.

**600 S ATLANTIC AVENUE | \$5,595,000**

Susie Edmunds | 757.718.1970

SusieEdmunds@HowardHanna.com



This exquisite lakefront property in the heart of Rocky River has unparalleled Lake Erie views! The current owners updated almost every corner with modern, tasteful style while maintaining the charm and character of the era. A sophisticated sitting room offers unbelievable lake views.

21660 AVALON DRIVE | \$3,990,000  
Kim Crane | 440.652.3002  
KimCrane@HowardHanna.com

5 ROCKY RIVER, OH



6 GORHAM, NY

Summer perfection awaits at this unique Canandaigua Lake estate designed for multi-generational living, with high-end finishes throughout. This custom retreat features a 3-level main home, separate guest house, and 137 feet of pristine sandy waterfront. Enjoy two docks and a boat ramp!

5088 E LAKE ROAD | \$3,950,000  
Holly Creek | 585.400.4000  
HollyCreek@HowardHanna.com

Experience the pinnacle of waterfront living in this Diamond+++ rated 4,000 SF estate, boasting the 2nd largest water frontage after the famed Morgan Estate. With approx. 220 feet of private sandy beach along the Long Island Sound, enjoy dramatic, unobstructed 180-degree water views.

**516 ASHROKEN AVENUE | \$3,125,000**  
Casey Kehoe | 412.897.7130  
CoachRealtors.com



**7 NORTHPORT, NY**



**8 DUCK, NC**

Welcome to "Carolina Capri"! This stunning coastal home has undergone extensive, high-end renovations to blend style with comfort for laid-back coastal living—including a fortified roof, energy-efficient Pella windows and doors, Trex decking, a resurfaced pool, and much more.

**103 BUFFEL HEAD ROAD | \$2,999,000**  
Mirjam Davis | 757.705.5310  
MDavis@HowardHanna.com



9

MT WASHINGTON, PA

Exquisite million-dollar views of three rivers from all levels make this home perfect for entertaining. Over 3,300 SF of living space includes a floor-to-ceiling fireplace, updated kitchen, raised eating area, lower-level game room and workroom, and two semi-curved outdoor decks.

**600 GRANDVIEW AVENUE | \$2,989,000**

Vera Purcell | 412.916.4488

VPurcell@HowardHanna.com



10

LAKE LURE, NC

Welcome to Villa Rosa! This historic estate is renowned for its stunning architecture and picturesque setting. The Italian Renaissance-inspired design includes ornate details, terraced gardens, and beautiful stonework, adding to its charm and elegance. Enjoy direct access to Lake Lure.

**454 CUTAWAY ROAD | \$2,950,000**

Jenn Saltouros | 847.338.3978

Jenn.Saltouros@HowardHannaTate.com

At 3,400 feet in elevation, this sanctuary reflects the grandeur of the surrounding mountains and offers the uncommon combination of southern exposure and cool breezes. Accessed by two easy turns, it delivers casual living for two, then easily scales up for a few or numerous guests.

**202 EMERALD LANE | \$2,795,000**  
Kyle Olinger | 828.712.5953  
Kyle.Olinger@HowardHannaTate.com



**11** MAGGIE VALLEY, NC



**12** MCCORDSVILLE, IN

Experience the pinnacle of luxury living in this exquisite waterfront estate, perfectly situated in a private cove that combines serene seclusion with unparalleled lake access. Relax on the covered porch, take a dip in the pool, or cook up a feast in the custom-built outdoor kitchen.

**13613 LAKE RIDGE LANE | \$2,250,000**  
Julie Preston | 317.443.7429  
Julie.Preston@talktotucker.com

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- Final Travel Assistance
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# GLOBAL NETWORK LOCAL EXPERTISE

## GLOBAL NETWORK

Howard Hanna Real Estate Services is part of an invitation-only global network of premier luxury brokers dedicated to providing a surpassing home selling experience.

- 550 brokerages throughout the world, with over 150,000 sales associates.
- Brokerages in over 70 countries that are trained in the art and science of selling the world's most unique and desirable properties.
- Over \$250 billion in real estate sales each year, more than any other network or franchise system.
- Largest network of premier, locally branded real estate companies.
- Properties are elegantly showcased to millions of high-net-worth consumers annually.



## LOCAL EXPERTISE

As the top family-owned and -operated real estate company in the country,\* Howard Hanna is composed of local real estate experts who live and work in the communities we serve.

- 15,000+ professionals in more than 500 offices across 13 states.
- Over \$37 billion in annual sales volume.

*All photos identified with price are based on current and former Hanna Luxury listings.  
To learn more about available properties, contact your Hanna Luxury agent today!*

*\*Rankings based on REAL Trends 500 report; based on 2024 transaction sides.*





# LUXURY PAINT COLOR TRENDS

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## BENJAMIN MOORE

Benjamin Moore's color of the year is Cinnamon Slate. While the name of this color is a bit misleading, the depth of color and versatility are not. We love this warm, earthy plum and would love to see this in a kid's room, on your front door, or painted on trim to match a pretty wallpaper moment in a powder room.

## SHERWIN WILLIAMS

Sherman Williams stepped out of the box to offer not one, but 9 colors of the year. Moving away from one paint color by cultivating a collection of paint colors is a new move for the paint retailer and one it thinks will encourage others to have confidence to experiment with color.

*Included in the 2025 Sherwin Williams color collection are:*

- Rich browns like Grounded and Clove
- Timeless neutrals like Sunbleached, White Snow, and Malabar
- Bold choices like Chartreuse, Bosc Pear, and Mauve Finery
- A classic blue: Rain Cloud

## BEHR

Jewel tones are making waves in the home design industry, and if Behr's paint color pick for 2025, Ruby Red, is any indication, these darker hues are here to stay. We can easily see this dramatic choice used to color drench a room for that perfect moody vibe—another trend predicted to continue its rise in popularity.



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EAST COAST



MID-ATLANTIC



MIDWEST



SOUTHEAST

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