



# *Cragwood*

EST. 1923

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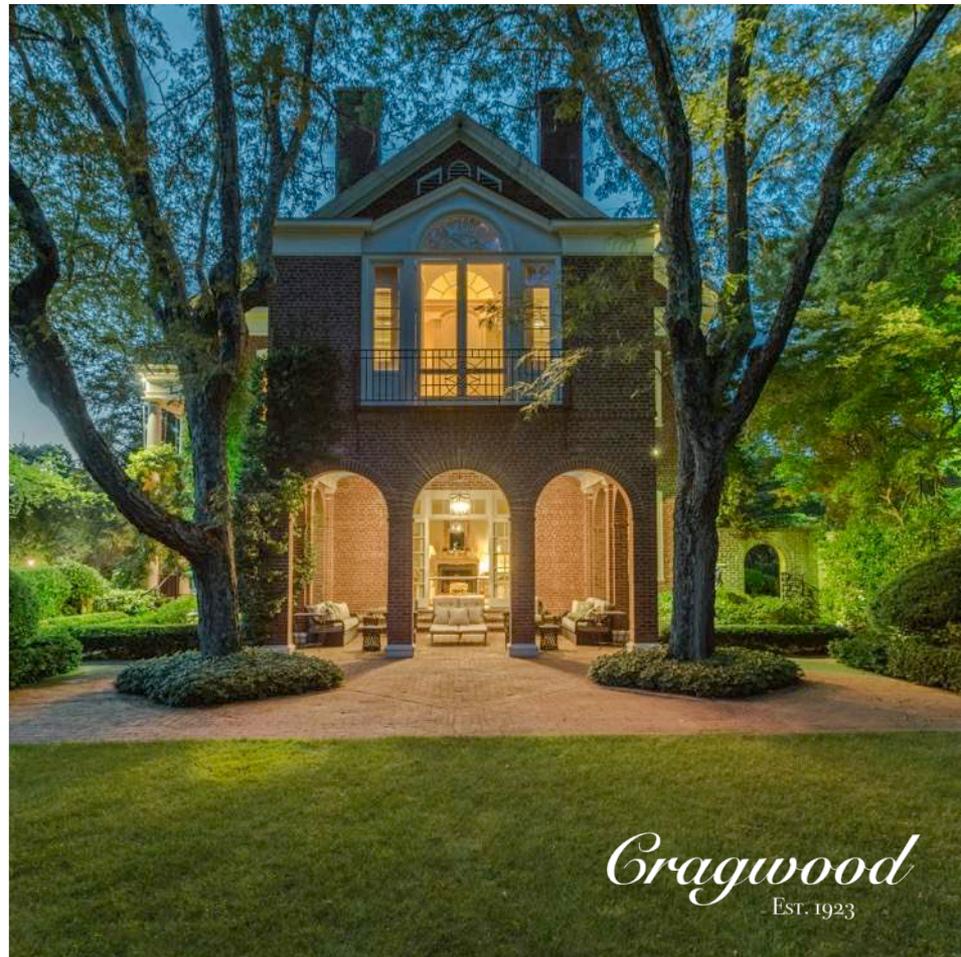


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Once home of the Somerset Country Club, the terraces, meadows, and pastures of Cragwood Estate today were the elegant lawns, golf course, and tennis courts of yesteryear.

Reimagined as a private estate, and completed in 1923, the property offers the town and country lifestyle on the grandest scale. Sited on a west-facing ridge of the Somerset Hills, and possessing uninterrupted vistas of hills, woods, and lake, Cragwood is in the kind of location one would expect to find in the English countryside, not a mere hour from New York.

The estate is comprised of a 16,160 square foot Georgian-style Mansion, surrounded by perennial gardens, and seven additional out buildings, including a pool house, a five-unit staff apartment building, offices, farm buildings, a children's playhouse, and covered parking for fourteen cars. The estate is a working farm and this is reflected in the extraordinarily low real estate taxes for a property of this size.

The hilltop location is private and secure with up to 112 acres of contiguous land, which includes up to 27 acres of land, where two large residential properties may be developed.

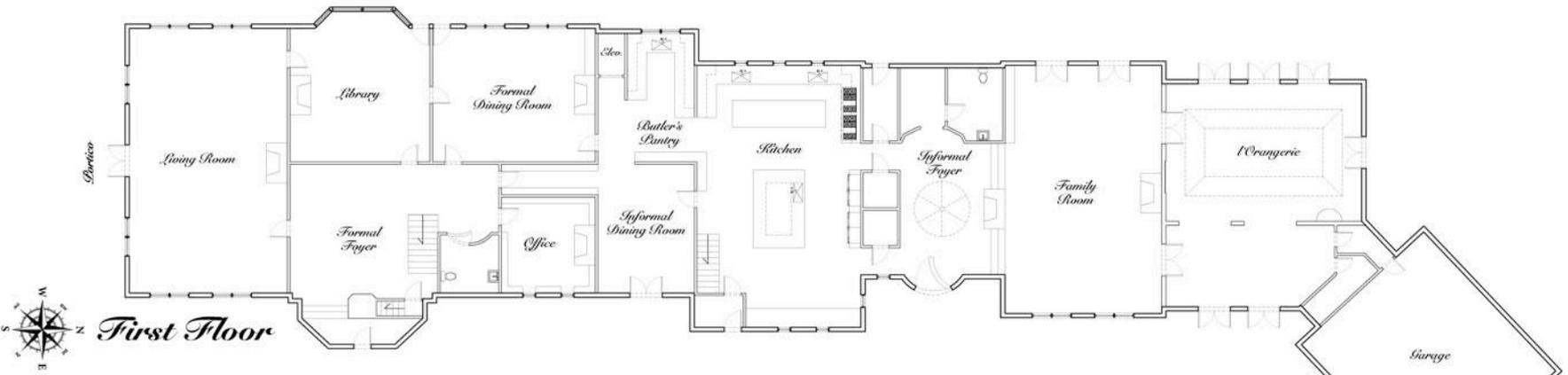
After passing through the gates, a long drive gently curves through a canopy of trees, meadows, and an apple orchard, to finally arrive at the mansion's driveway and circular formal entrance.

Alongside the mansion is a preserved wooden Adirondack-style clubhouse, which once served as the caddy shack for the original Somerset Hills Country Club, and is now as a billiards and gaming lodge. The 2,600 square foot pool house is located through the descending lawns or down a path next to the tennis courts. The pool house is self-sufficient with its own kitchen, mechanical systems, and solar powered roof for heating the pool. The pool is large and ten feet deep with a diving board and a fountain.

Originally settled by the founders of New York City and the American industrial revolution, the Somerset Hills has continuously attracted people seeking a town and country lifestyle. The lands surrounding the estate are comprised of large tracts of undeveloped forest, farmland, and other large estates, including the neighboring Upton Pyne and Blairsden. Somerset County is one of the ten wealthiest in the United States.

Mansion Completed	16,160 sqft (1,500 m2) 1923
Improvements	1998 restoration & addition
Property Size	85 Acres included with up to 112 acres available
Private & Secure	Gated, 'hilltop/ridge-line' property site
Access	1 hour to 1½ hours to Manhattan by car or train
Pool House	Dramatically sited on the ridge-line
Staff-Apt Bldg	Five Apartments - 2 two beds, 2 one beds, 1 studio
Additional features	Offices, stables/kennel apple orchard, play house, garage space for 14 cars

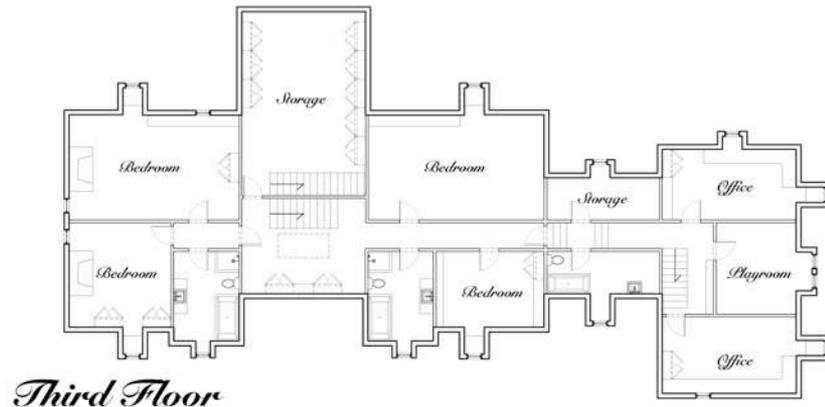
*Excluded from the offering is personal property, garden statuary, and development land of approximately 27 acres adjacent to the property.*



*First Floor*



*Second Floor*



*Third Floor*

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The Mansion was designed in the Georgian architectural style by Livingston Pell. Found almost entirely along the eastern seaboard of the United States—from New England to the Mid-Atlantic region—Georgian houses represent one of the oldest architectural styles in America.

The style developed with the intention of evoking the classic themes of Roman and Greek buildings, and the result is a style with spacious salons, symmetry, classic proportions, and precise geo-metric stonework.

The formality of the Georgian era is visible in the foyers and hallways, yet many of the rooms connect internally, giving the home an informal ease from room to room. The lateral layout flows from the living room (top left) to the library, through the formal dining room, on to the kitchen, the family room, finally arriving at the l'orangerie, a light filled glass room currently housing citrus trees and comfortable chairs (top right).

The mansion has four distinctive areas. The main floor consists of the formal public rooms and informal gathering rooms. The second and third floors hold the master suite, guest suites, and private residential areas. Finally, the finished basement (not shown) is utilized for general operations, utility systems, a vast wine cellar, and more.



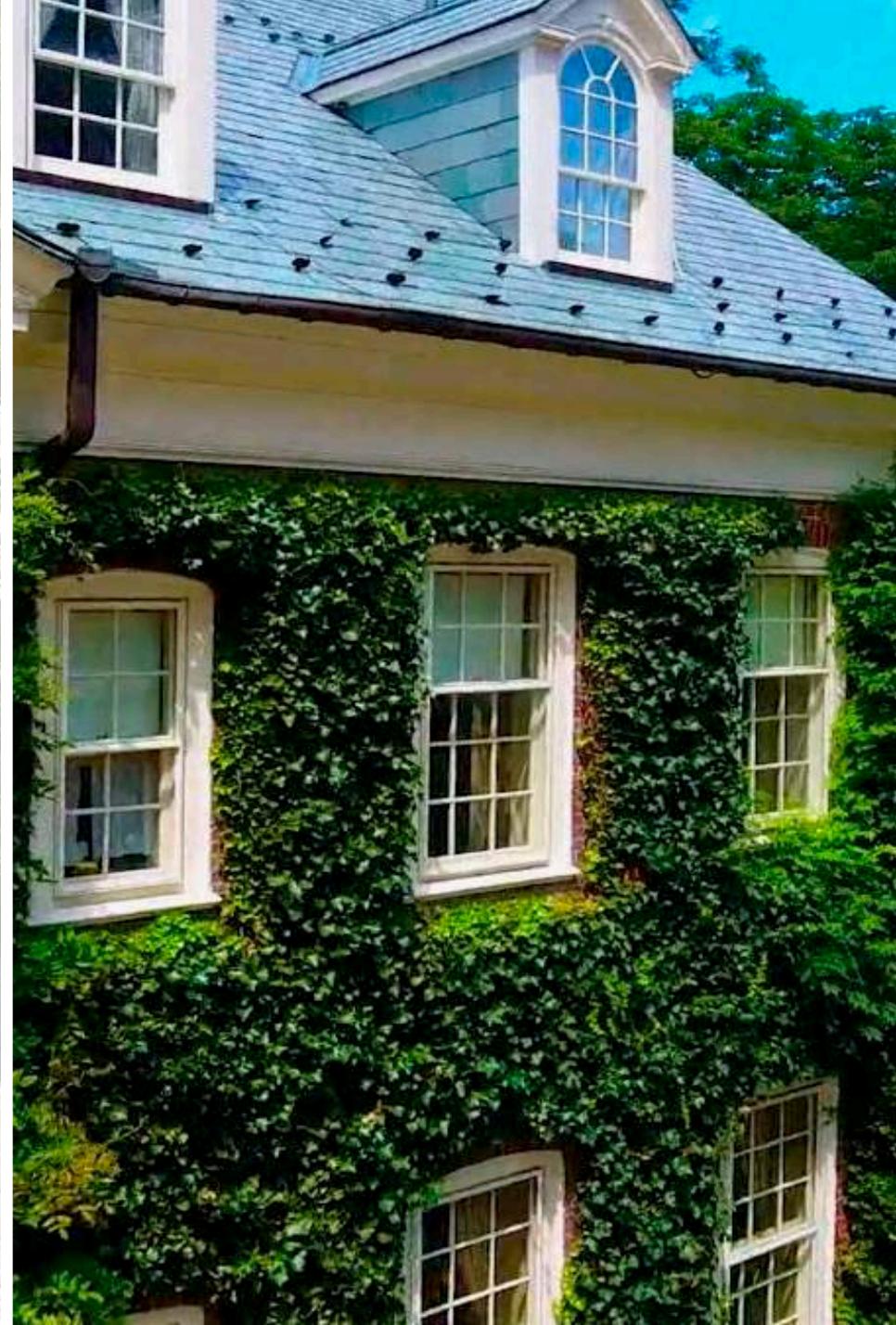
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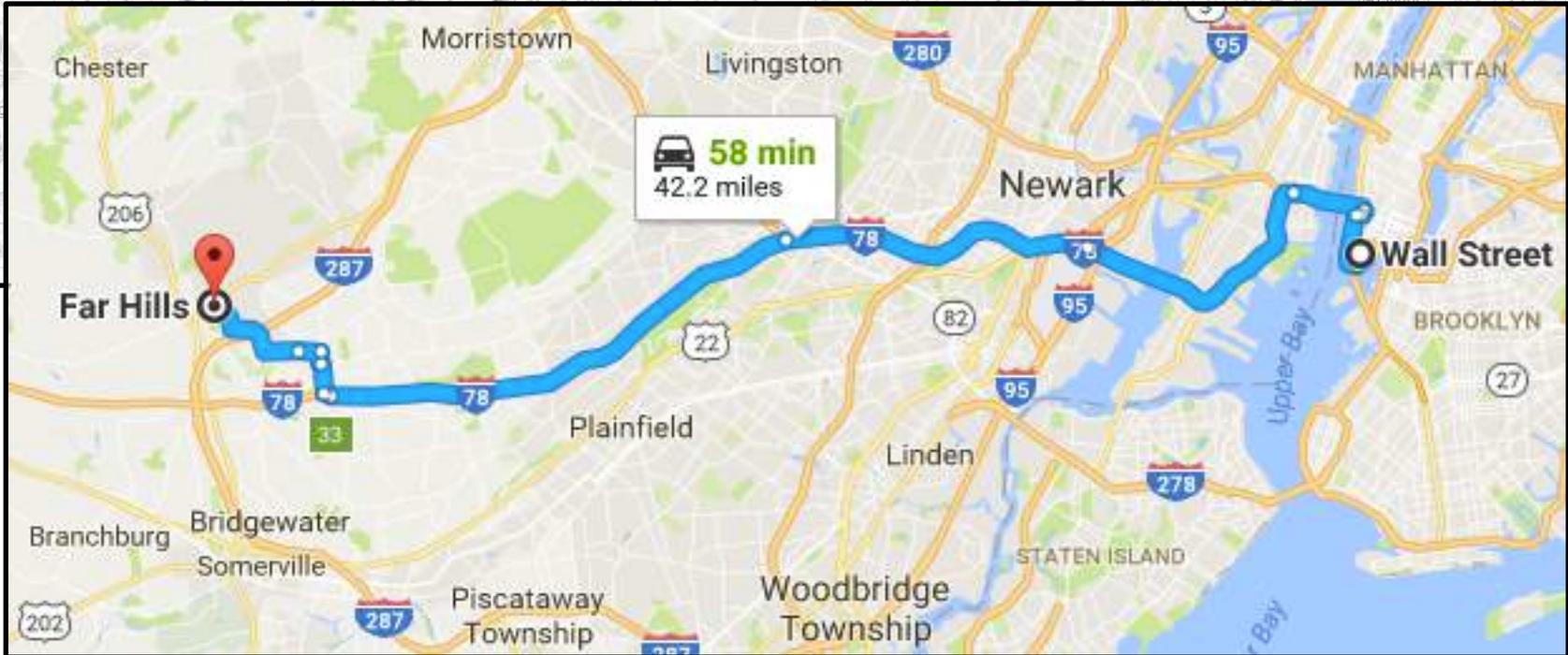
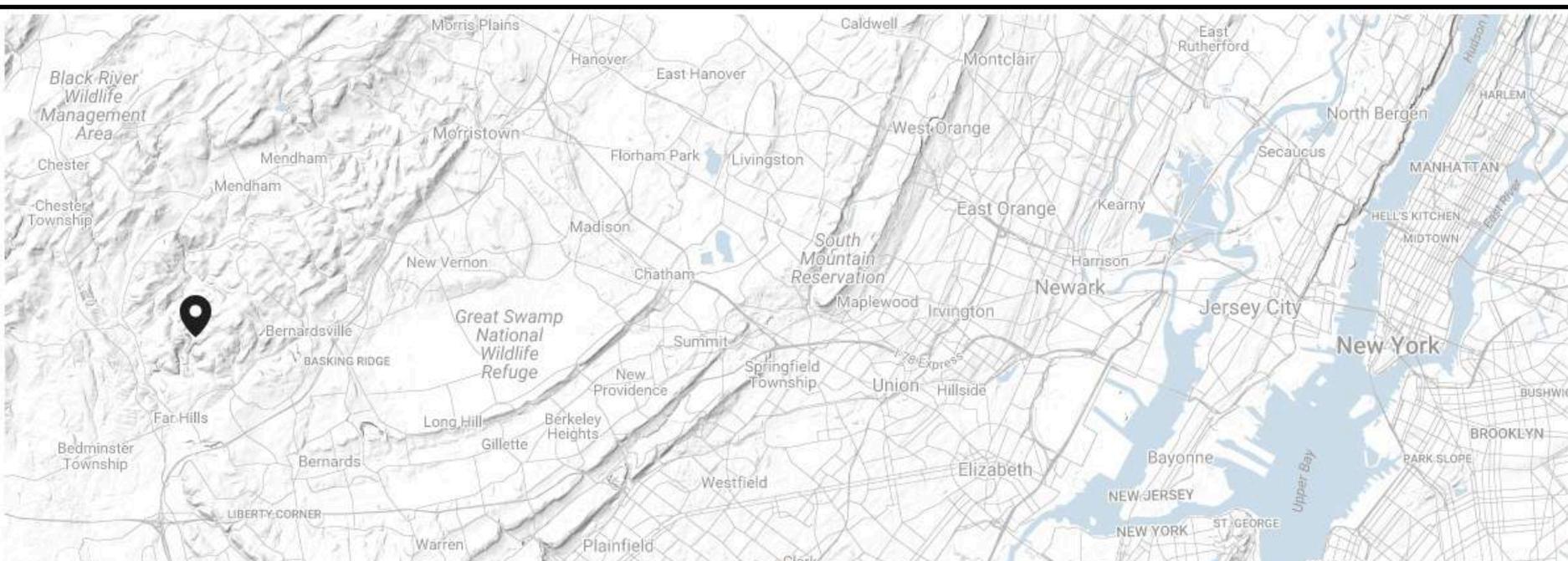




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