

Downsizing Is Looking Up in Rye

By Robin Jovanovich

If a building site can be a thing of beauty, it is The St. Regis Residences, Rye going up at 120 Old Post Road. Even through a sea of machine activity and a cloud of dust, you can see through to the sophisticated, gracious design of the condominium complex that broke ground in May 2018 and is set for completion next spring.

over 3,100 square feet. The units boast 10-foot ceilings, high-end finishes, open-plan living, and lots of natural light.

On a recent tour, Mr. Weissman said he was excited to open a St. Regis Residence in his community, not that far from his backyard. "This brand stands for incomparable service and amenities, in our case, 24-hour concierge service, valet parking, Mercedes van shuttle to train and town, 25,000 square feet of amenities — from



The back courtyard of St. Regis Rye



A sample living room layout

On the seven-acre parcel that was formerly an office building owned by Alfred Weissman Real Estate, Alan Weissman, son of the late founder and a longtime Rye resident, is overseeing the 95-unit project designed for residents 55 and older.

the Drawing Room to the Cognac Room, Library, and Screening Room to the indoor and outdoor pools and the fitness center and spas."

Traveling through the various public rooms and spaces, one can imagine holding a business meeting or a small dinner in a number

a theme that relates to its area. Sound Shore living is the theme Weissman chose. The first thing that wows visitors when they walk in the main building is a grand staircase in the shape of a nautilus shell.

The landscape plan, designed by Wesley Stout Associates, is taking shape. Residents will be able to enjoy a well-screened walking path around the property and intimate outdoor spaces.

It's easy to see why the market's response has been extremely positive and the sales pace has "exceeded expectations." A recent broker open house at the Sales Gallery attracted over 80 brokers.

"The St. Regis will be a visionary residential community that is

second to none," said Weissman. "It will be a primary residence for some and a second or third home for others." It is also the first St. Regis Residence that doesn't have a hotel attached. There will, how-

ever, be two guest suites available for visitors, and owners will receive special rates at St. Regis properties across the country.

Downsizing never sounded so sensational.



The Fitness Center



The Cognac Room

For area homeowners who want to downsize and not go elsewhere, the St. Regis offers enviable solutions. One- to 4-bedroom apartments range in size from just under 1,000 square feet to just

of spots, being part of a regular card game, or just curling up with a book in a comfortable chair.

The one thing St. Regis requires before issuing a license under its brand is that every complex have