



ST REGIS
RYE
THE RESIDENCES

Live the Celebrated St. Regis Lifestyle in Westchester



The St. Regis Residences, Rye presents 25,000 square feet of modern amenities, coupled with uncompromising and bespoke services that only St. Regis can offer. Embrace the opportunity to own this unprecedented lifestyle for those 55 and better today.

Occupancy Late 2020

Sales Gallery Open for In-Person Presentations

NOW LOCATED AT 38 PURCHASE STREET, RYE, NY

To arrange your private appointment, please call +1 914 305 1882 or visit srresidencesrye.com

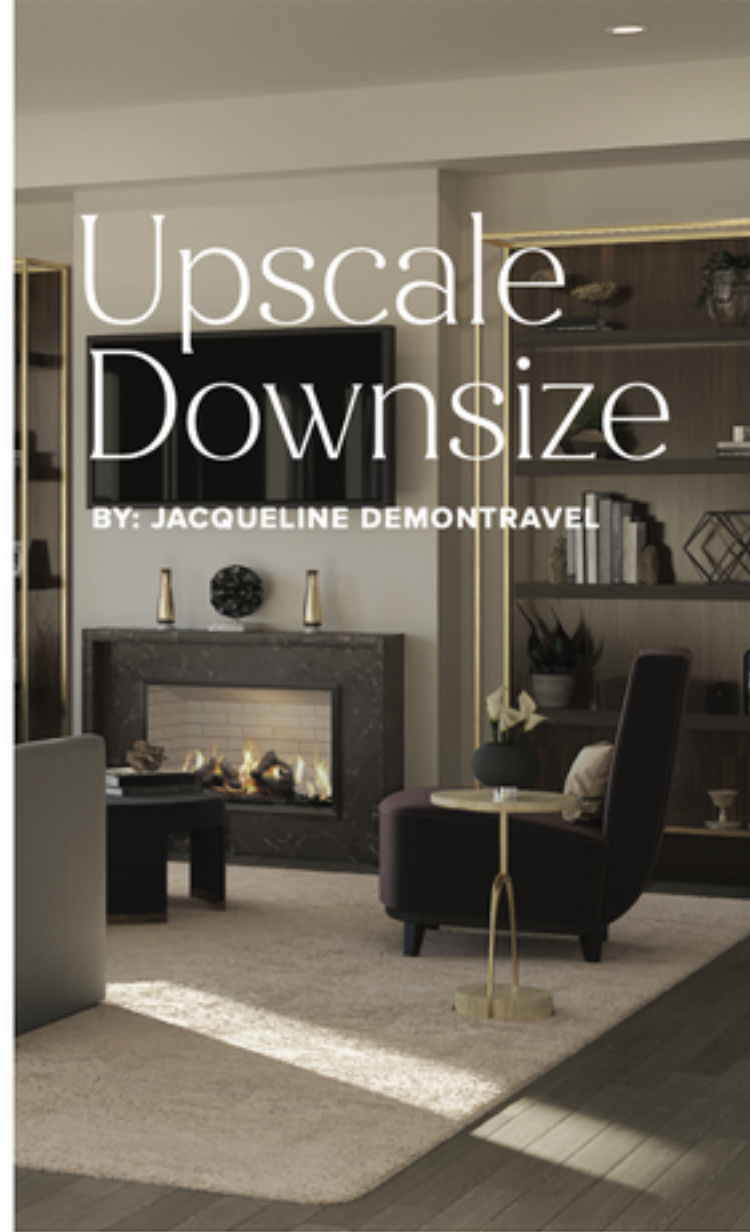
Virtual Presentations Also Available

THE RESIDENCES LOCATED AT 120 OLD POST ROAD, RYE, NY



PER LOCAL ZONING REGULATIONS, ONE RESIDENT PER CONDOMINIUM MUST BE AT LEAST 55 YEARS OF AGE, AND NO RESIDENT MAY BE UNDER THE AGE OF 18.

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Upscale Downsize

BY: JACQUELINE DEMONTRAVEL

Then, too, there's the functional and stylistic simplicity and minimalization that drives modern sensibilities. Less is more. The idea is to trade square footage and acreage, for useful and efficient spaces. Change decorating from clutter to clean.

For a lot of these owners of big homes, right now is the time to sell! A new generation of young families - with Covid on their minds - has now determined that the leafy suburbs are more desirable than city dwelling, and sellers who've been waiting for a chance to sell since the Recession of 2008 now have the opportunity to get their price.

The new move is to Upscale Downsize!

The idea is to move into a smaller home...without sacrificing on comfort, luxury or style.

Most downsizers are 'taking money off the table' as the price of the new smaller digs will be less than the amount of equity they are getting upon sale of the old whale. But whatever the economics, the key to a successful downsize is that it's an 'upscale downsize'. Getting rid of the extra bedrooms is fine, but getting a sparkling kitchen with all the best appliances, new bathrooms, a first-floor master, or the guest room that really does function as an everyday working office, are the things that can be 'musts' in the new equation. If access to shared amenities or membership to a fitness facility nearby will not be enough to replace the in-home gym, then finding a smaller space with a gym, or a space that can be converted into a gym, is a requirement.

And the good news is that 'upscale downsize' is available in the B&NC Mag area. No need to leave the community and decades-long relationships with friends, doctors, and favorite establishments, or that cherished afternoon walking route, or proximity to relatives. There are condominiums and smaller houses that fit the bill.

A generation of families moved into towns such as New Canaan, Armonk, Bedford and Katonah to raise their families in big homes, with yards, perhaps a pool and maybe a tennis court, and a highly-rated school system, in a wave that started in the booming 1980s and lasted until the Recession hit in 2008.

Now...their lives and requirements have changed, as kids have grown, jobs have changed, they've purchased a second-home, retirement has come, there's been a divorce, or other change in circumstances, and...their mansion is now an oversized albatross. Home repair and maintenance, heating and air conditioning, utilities, lawn care, pool care, storm damage. Empty kids' rooms, formal living and dining rooms that only get used on holidays, massive play rooms meant for growing up.

