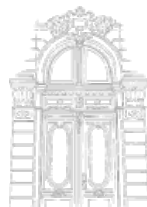


PONCET & PONCET

L'Immobilier d'Exception

FRANCE

CHATEAU DE LA ROCHE



www.poncet-poncet.com

Exclusive Affiliate of Christie's International

PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

CHATEAU DE LA ROCHE

Chateau de la Roche is a magnificent French-inspired limestone manor on two acres of gated grounds on a hilltop in an exclusive enclave of Alpine, New Jersey.

Completed in 2017, the 25,700-square-foot chateau-style manor was constructed over four years to the highest standards of craftsmanship, in a collaboration led by architect Robert Zampolin, builder Ron Badalamenti, interior design by Interiors by Denise, and an accomplished team of artisans, artists, and masons.

The stately limestone facade is crowned by a mansard roof. Beneath, within its palatial living spaces are exquisite finishes and details: custom millwork, hand-carved cornices and medallions, wainscoting, archways with decorative corbels and pillars, with museum-quality lighting throughout. Floors of mosaic-tiled marble, hardwood, and stone grace the floor plan, while oversized windows bring in the light and the views of the verdant landscaped grounds. With built-in 21st-century smart technology, a one-touch remote-controlled Crestron system coordinates all lighting, sound, heating and cooling, security cameras, shades, and the pool and spa.

Chateau de la Roche's grandly scaled reception rooms and intimate family spaces are ideally suited for both entertaining and everyday living, and seven bedrooms and 12 bathrooms offer ample accommodations for guests, staff, and extended family.

The Main Level

Approached by a gated horseshoe-shaped drive, the entrance to the manor is through a columned portico with imposing wrought-iron and glass doors. The foyer welcomes with an impressive groin vaulted ceiling, crystal chandelier, and grand double staircase with a wrought-iron and gold balustrade.

To the left of the foyer is a handsome mahogany-panelled library with gold-leaf inlay moldings, coffered ceiling, detailed carvings, and warm parquet floors. The room has two distinct areas: a sitting room with a marble fireplace and built-in bookshelves, and a separate study tucked behind stone columns and pillars.

To the right of the foyer is an elegant formal dining room accentuated with ambient lighting, a gallery wall to display fine art, intricate moldings and friezes, and a wood floor with dark border surround. The dining room capable in accommodating large gatherings is served by a butler's pantry.

Beyond the main foyer and central corridor lies the great room. The centerpiece of the house, its dramatic, 37-foot-high, arched cathedral ceiling and crystal chandelier crown a three-level bay of Palladian windows, the travertine and crema marfil marble fireplace, marble floors, wainscoting, classical columns, and a pediment. There are several conversation areas, a lavish club-style bar, and French doors opening to the rear gardens.

Adjacent to the great room is the spectacular kitchen. Designed by Eric Sorensen of Miter Box studio, it's a chef's dream with appliances by Miele, Wolf, and Sub-Zero; custom cabinetry, multiple workspaces with granite countertops; tumbled stone floors; and a breakfast nook and bar with high-top seating. The kitchen transitions to a comfortable family room with fireplace, coffered ceiling, and French doors onto the rear gardens and pool terrace.

Anchoring the home's southernmost wing is a beautiful octagonal conservatory with a hand-painted double-height ceiling and floor-to-ceiling windows facing the grounds. Farther along the central corridor is a mud room, garage, and secondary staircase rising to the private quarters. An elevator serving all floors, two powder rooms, and a generous guest suite complete the main floor.

A long hallway leads to five luxurious bedroom suites on the second floor, accessible via the main staircase in the foyer, a secondary staircase, or elevator. The sumptuous owner's suite, entered through a vestibule, has a muraled coved ceiling and French doors opening to an elegant sitting room. Completing the owner's suite is a vast, spa-like bathroom with mosaic tiles, a free-standing tub, showers, commode, double vanity with recessed lighting, and two huge dressing rooms with custom-designed closet space.

All the remaining bedrooms have en suite bathrooms, walk-in closets, high ceilings, and oversized windows. One bedroom, with a spiral staircase leading to a loft space, is used as an office. This floor also includes a laundry room and ample storage areas. The finished, fourth level traverses the length of the house and could accommodate additional bedrooms or recreation space.

The Entertaining and Recreation Level

The ground level houses a state-of-the-art leisure and entertainment complex. The private gym has a fitness studio, a spa with steam showers, sauna, full bathroom, and hot and cold plunge pools. A hardwood floored hall leads to the main recreation area, with a sitting room and large Adirondack-style stone fireplace, a billiards area, and a cozy pub with beer taps. The 15-seat movie theater has a 120-inch projection screen, digital surround-sound system, and built-in, custom-designed leather chairs. Next door is a magnificent 2,000-bottle, temperature-controlled wine cellar with wrought-iron framed glass doors. This level also includes staff quarters with a full bathroom, a hidden safe room, laundry room, and an egress to the garden.

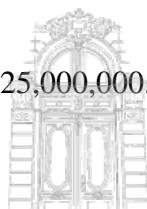
The Grounds and Gardens

Two acres of resplendent grounds are graced with specimen plantings and flowers, boxwood hedges, rock formations, and pristine lawns. The rear garden is a resort-inspired retreat with a luxurious gunite pool with spa and fountains, and a cabana with a bar, changing rooms, and bathroom. A covered outdoor kitchen with seating area is on hand for cookouts and alfresco dining. Enhancing the pastoral scene is a limestone and copper gazebo with 6 columns and a domed roof, tiered fountain, lampposts, two fire pits, stone paths, as well as vegetable and herb gardens.

Chateau de la Roche is set in an exclusive enclave and surrounded by rolling hills, woodland, and country clubs. The scenic village of Alpine is just 45 minutes' drive across the George Washington Bridge to Manhattan or via New Jersey Transit at Closter Station. The scale and grandeur of this estate, together with its prime location in the heart of Bergen County, offers an unrivaled lifestyle in proximity to New York City and the best of New Jersey.

- 25,700-square-foot limestone manor designed by Robert Zampolin
- 7 bedrooms and 12 bathrooms, including a sumptuous primary suite
- Lavish living spaces include a formal dining room, double-height great room, and wood-panelled library
- Amenity level with 2,000-bottle wine cellar, movie theater, gym, spa, pub, and staff quarters
- Dazzling kitchen designed by Miter Box studio with adjacent family room and breakfast nook
- Crestron smart-home system and radiant-floor heating throughout
- Two acres of landscaped grounds with gunite pool and spa, cabana, and covered outdoor kitchen
- Located in the scenic village of Alpine, New Jersey, within 45 minutes of Manhattan

Prix : \$25,000,000.00 USD



www.poncet-poncet.com

Exclusive Affiliate of Christie's International