



Imperial

Nestled in a woodland haven that belies its central downtown location, this converted carriage house enjoys a cozy niche within the surrounding Baron's South parkland. Offering both an uninhibited lifestyle made possible by downtown conveniences and the romantic charm of a secluded cottage, take full advantage of the dual nature of this Adirondack-style home and location. After work, dinner or theater, leisurely stroll home to your private get-away and into the welcoming embrace of mature trees.

Offered at \$866,000



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Welcome to Imperial

Local lore, ancient cedars and hand-hewn surfaces create an enchanting surround for this historic home.

Once part of the estate of Baron von Langerdorff, a perfume magnate, this former carriage house is infused with a rich history. Rough-hewn exposed beams, chiseled wood trim, plank flooring and hand-troweled plaster walls attest to its age and increase its rustic appeal. Nothing sets the romantic cottage mood so perfectly as its stately antique stone fireplace and mantel.

Banks of windows frame views of the surrounding woodlands from the living room and dining room. Brad-like antique nail-heads subtly adorn wide plank wainscoting that surrounds the living room. Beadboard walls and ceilings add to the many old-world textures and finishes of the living and entertaining spaces. And you'll find ample room to serve family and guests in a grand dining area.





Enjoy a shot of espresso at a cozy breakfast nook before departing to a more fast-paced world

A spacious addition to the original carriage-house comfortably houses a modern eat-in kitchen and allows for many entertaining possibilities. Slate floors, marble countertops and stylish industrial lighting fixtures handsomely adorn the space. The open floor plan allows for casual entertaining with ease and extends out to an adjoining deck through a back door.





Here you'll appreciate probably the most valued commodity of any secluded retreat—a sound, good night's sleep.

Once you ascend the beautifully chiseled Adirondack-style cabin stair, you enter a wide and sunny hallway into a more refined haven. Equally charming but less rustic than the main level, the second floor living quarters provide practical comforts. Spacious rooms and vintage surfaces paint broad strokes of charm. Well conceived storage solutions — his and her closets, cedar lined closets, shoe closets and a wonderfully nostalgic medicine cabinet — make simple living easy to achieve.





Style:	Carriage House
Acres:	.36 +/-
Year Built:	1890
Square Feet:	2,421 +/-
Rooms:	10
Bedrooms:	4
Full Bath:	2
Heating:	Oil
Garage:	1
Sewer & Water:	Sewer, City Water
Exterior Features:	Patio, Deck, Storm Windows
Taxes:	\$8,271
Price:	\$866,000



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