

# AUCTION

Villa Verde  
2 El Retiro Lane, Irvington, NY

Previously \$9,500,000  
Now Just \$4,495,000



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## Architectural Details

- Quintessential Mediterranean style 11,357 sq ft estate
- Gracious stucco with arched stained-glass windows and doorways
- Ludowici clay barrel-tile roof
- Seven unique and original intricately carved fireplaces throughout the home
- Palladian and transom windows
- Stately entry vestibule and foyer present sweeping circular staircase with wrought iron balustrade
- Grand archway with marble columns in each entryway of the grand formal living room
- Exquisitely restored stained glass windows and doors, chandeliers and sconces
- Custom marble flooring with pieta dura medallion
- Grand veranda, second floor roof terrace and expansive patio
- Lush gardens and specimen plantings throughout the level 2.2 acres of private grounds
- Stunning master bedroom with fireplace, stained glass doors that open to wrought iron Juliette balconies, 2 walk-in-closets, intimate sunroom, spa like bathroom with radiant heat and fireplace
- 3,000 sq ft Guest House with front covered patio adjoined by 2,000 sq ft Pool House and private deck

## Welcome Home

2 El Retiro Lane is a Mediterranean style estate in Irvington, NY set on 2+ level acres with a separate guest house and pool house.

Originally built in 1912, the entire estate has been extensively renovated and restored to an exquisite level of original detail coupled with state-of-the-art conveniences befitting a modern estate. Unoccupied since the restoration, the new owners will enjoy being the first residents of this magnificent home. Perhaps the most unique, modern feature of this estate is its heating and cooling systems, which utilize Co-Generation, Geo-thermal, and Solar Technology, making the estate's energy usage completely passive and carbon neutral.

The 11,357 sq ft mansion has 7 bedrooms, 7 full bathrooms, and 2 half baths with a connected 3 car garage. The newly restored 1912 architectural details include period stained glass windows, French doors, Juliette balconies, patios, 7 intricately carved fireplaces, custom crown and base molding, a striking terracotta roof, and a bluestone terrace that surrounds the entire house. Each room on the first floor has vaulted ceilings that span as high as 14 feet.

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The main entrance boasts a grand marble entry foyer with a curved staircase, balustrade, and original chandeliers next to a formal living room framed by two carved marble pillars and an ornate limestone fireplace. Beyond the formal living room is a private sitting alcove and banquet size formal dining room surrounded by Palladian windows. The sunlit, eat-in kitchen includes professional appliances comprised of a double stove, 9' granite prep counter with seating, ample cabinets and storage, and custom lighting. The kitchen expands into an open, multi-use family room enveloped in light by floor to ceiling Palladian windows and doors with views of the flat lawn and bluestone patio with outdoor fireplace.

Enjoy the convenience of the elevator for easy access to the ground level, first floor and second floor. Upstairs on the second floor, the master suite is complete with a fireplace, two large walk-in closets, a bright sitting room, and a luxurious master bath with two sinks, soaking tub, standing shower, and a fireplace. Also on the second floor are three additional bedrooms, 2 of which have en-suite baths, and 1 hall bathroom. The third floor has 2 bedrooms, 2 bathrooms, and large open spaces that could be used to accommodate an office, yoga studio, or playroom.

The finished lower level has radiant floor heating, a bedroom, bathroom, and multiple rooms that could be used as a media room, wine cellar, playroom, bedroom, office, etc. The heated three car garage is accessible through the lower level and the elevator.





## Special Features

- Soaring beamed ceilings
- Elevator
- State of the art heating and cooling system: Co-Gen and Geo-thermal Technology
- Indoor heated parking for three cars
- 7 fireplaces
- Wide plank hardwood floors throughout
- Custom crown and base moldings
- Gracious hallways and galleries illuminated by sconces and recessed LED lighting
- 3 Laundry rooms – one per floor
- Abundant storage and closets
- The house is wired for state-of-the-art security, computer, and audio-visual equipment
- Chef's kitchen, butler's pantry, enormous family room, gracious living and dining rooms create ideal elements for easy entertaining and social events
- Finished ground level offers mudroom with radiant heat, au pair bedroom, bathroom, game room, ready for theater, wine cellar
- Exclusive and very special guest house with fireplace, custom kitchen, 3 bedrooms and 3 baths
- Indoor pool with diving board heated by ultra-efficient Co-Gen system open to grounds and cloistered deck, sauna, full bathroom
- Adjacent to the historic Old Croton Aqueduct allowing for easy access to hiking, biking, walking and running
- Close to the Irvington Village, shops and schools.
- Close to train and only 19 miles from New York City

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|                         |               |
|-------------------------|---------------|
| Beds/Baths              | 7 / 7.55      |
| Main House Living Area  | 11,357 sq ft  |
| Guest House Living Area | 3,000 sq ft   |
| Pool House Area         | 2,000 sq ft   |
| Lot Size                | 2.2 acres     |
| Type                    | Mediterranean |





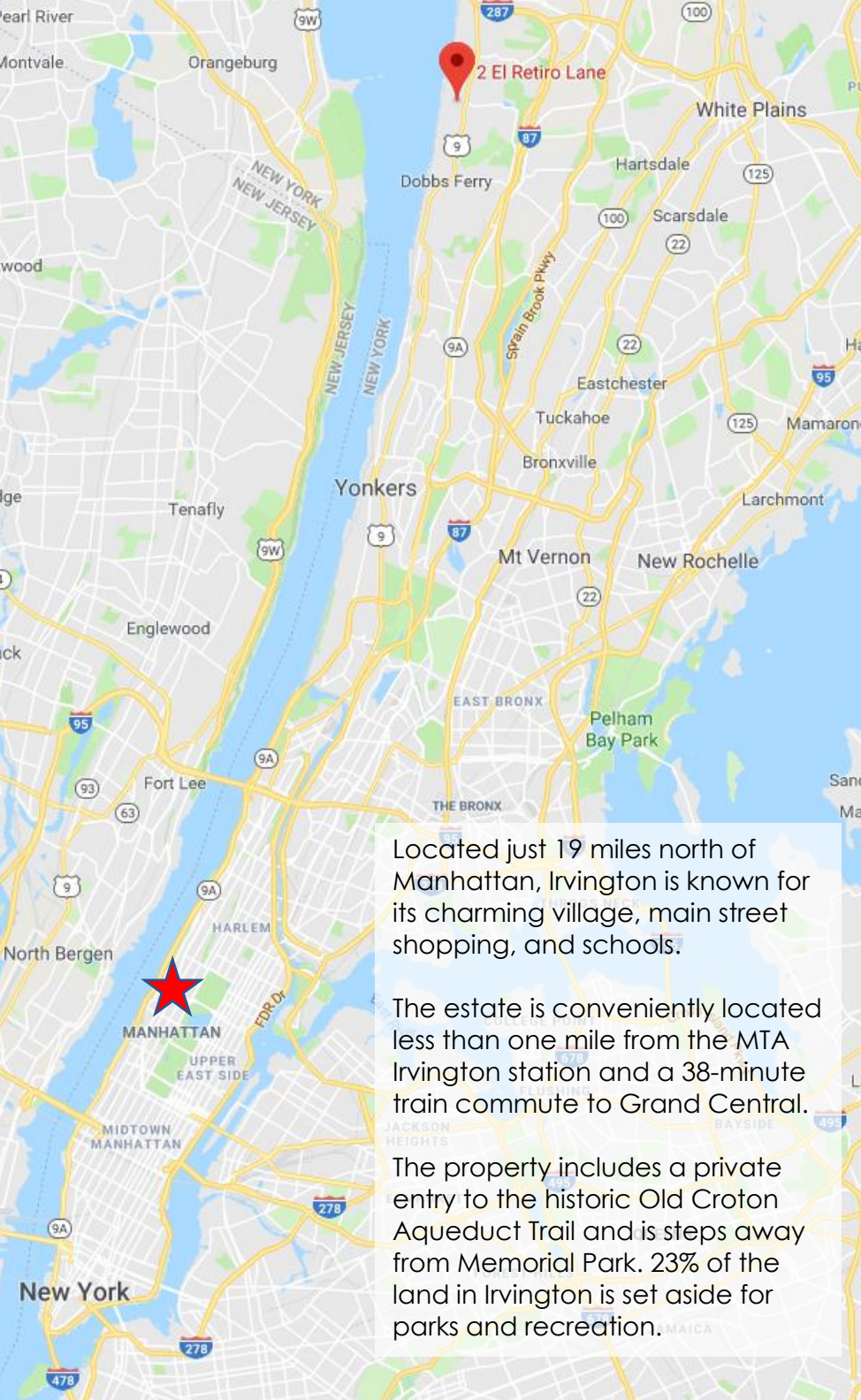




The estate also has a newly renovated 3,000 sq ft, 3-bed, 3-bath guest house with an additional 2 car garage. The guest house was renovated in the same exterior style as the mansion with a classic stucco exterior, graceful archways and red clay tile roof. The living space features a fireplace, skylights, and an open modern kitchen and living room that leads directly into the 2,000 sq ft pool house. The guest house is separately metered for electricity and gas. The property is legally classified as multi-residence, therefore the guest house can be rented or occupied to accommodate guests or family.

The pool house creates a spa-like retreat that includes an indoor heated pool with diving board, sauna, and full bath. The pool is surrounded by glass walls, skylights, and French doors. This spectacular cloistered setting also includes a private, multi-tiered deck directly outside the pool area. The guest house and the pool are also heated with the ultra-efficient Co-Gen system.





Located just 19 miles north of Manhattan, Irvington is known for its charming village, main street shopping, and schools.

The estate is conveniently located less than one mile from the MTA Irvington station and a 38-minute train commute to Grand Central.

The property includes a private entry to the historic Old Croton Aqueduct Trail and is steps away from Memorial Park. 23% of the land in Irvington is set aside for parks and recreation.

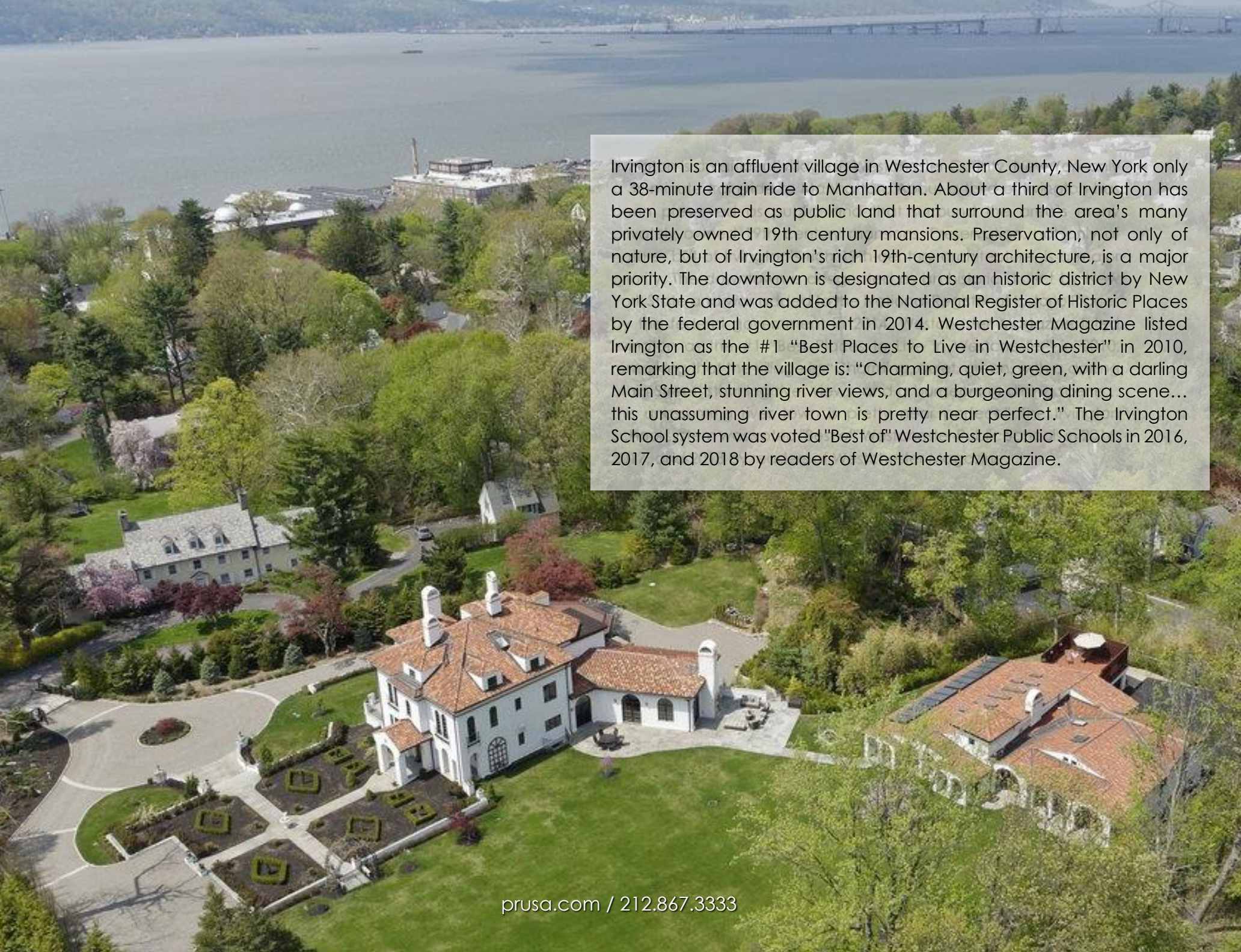


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Irvington is an affluent village in Westchester County, New York only a 38-minute train ride to Manhattan. About a third of Irvington has been preserved as public land that surround the area's many privately owned 19th century mansions. Preservation, not only of nature, but of Irvington's rich 19th-century architecture, is a major priority. The downtown is designated as an historic district by New York State and was added to the National Register of Historic Places by the federal government in 2014. Westchester Magazine listed Irvington as the #1 "Best Places to Live in Westchester" in 2010, remarking that the village is: "Charming, quiet, green, with a darling Main Street, stunning river views, and a burgeoning dining scene... this unassuming river town is pretty near perfect." The Irvington School system was voted "Best of" Westchester Public Schools in 2016, 2017, and 2018 by readers of Westchester Magazine.

## How to Participate

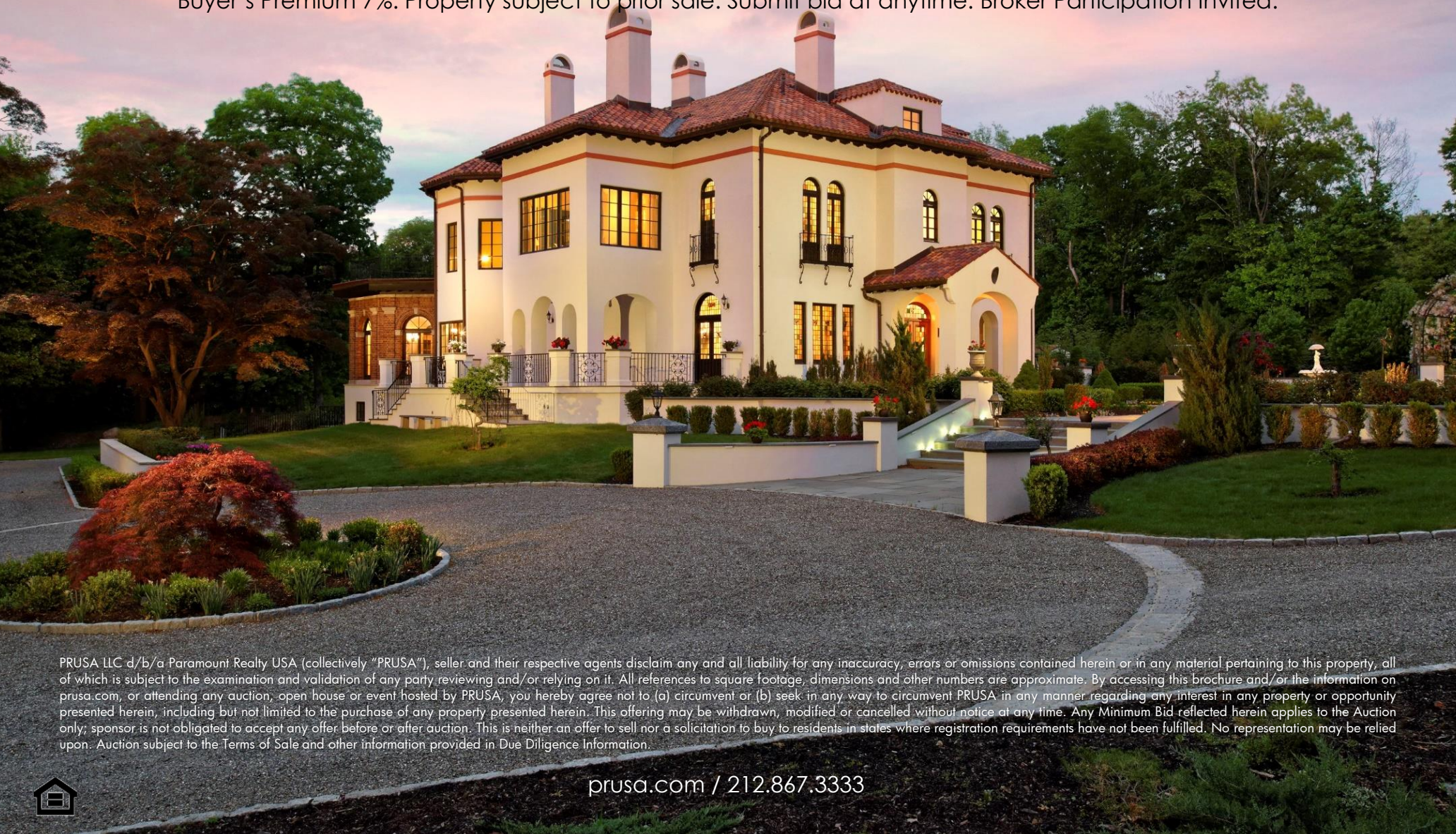
**1. Tour Property:** Please visit [prusa.com](http://prusa.com) for Open House dates and times.

**2. Access Due Diligence Information:** Email [info@prusa.com](mailto:info@prusa.com) to request access to the Due Diligence Information. You will be emailed access to the Due Diligence Information, which includes Interior Photos, Tax Info, Survey, Floor Plans, and more.

**3. SUBMIT WRITTEN BID IMMEDIATELY**

You must submit (a) a written bid and (b) 10% deposit (by bank check or wire). Instructions are included in the Due Diligence Information.

Buyer's Premium 7%. Property subject to prior sale. Submit bid at anytime. Broker Participation Invited.



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