



Entrance Side of Residence

POPLAR HILL

This estate commands one of the most desirable views and elevations on all Long Island. Its hillcrest grounds and terraces are situated well above the curving blue arc of the Sound in one of the island's exclusive residential areas, "Dorosiris," near the shopping center and R. R. Station of Glen Cove. About 25 of the 35 acres are in sloping woodland which screens the property from neighboring estates; the remaining 10 acres are in secluded residential grounds.

The property holds a perpetual right of way over a private road from Dosoris Lane which sweeps in along the rim of the hill, overlooking the Sound, and circles at a facade typically French in its charm and grace. Mellow old limestone imported from Cannes gives warmth to the symmetrical French Renaissance lines. The roof is of heavy slate and the residence, a fireproof construction of steel and concrete, stands on a poured concrete foundation. Beautifully constructed, impossible to duplicate today, it is offered at a small fraction of its original cost. Notice should be given the structural appurtenances listed in the Table of Facts, among which is a steam-vapor heating unit which is supplied with both oil and coal fired boilers. Baths are all tiled with built-in tubs and expensive Meyer-Sniffen fixtures. Special appointments include intercommunication phone system, Otis passenger elevator, dumbwaiter, and walk-in silver and wine safes.

The 21-room interior is designed with oak parquet and marble floors, unique lighting fixtures, marble fireplaces, oak panelling, and graceful ornamental ceilings. A small entrance foyer opens to a wide marble hall which runs the full depth of the house from north to south, leading out through French doors to a screened loggia. Matching woodwork and the beautiful marble stair with wrought-iron rail, the marble floor of this hall is a warm cream tone. Opening from it, a smaller marble corridor leads past the morning room and library to the long drawing room extending the width of the house on the west. Two of its three exposures face on the Sound, while French doors on the west open to a columned stone-floored terrace. The drawing room is fully panelled in linen-fold pattern oak and floored with beautiful old planking. A notable feature is its great imported fireplace of handsomely carved old

stone. To the left of this room, the corridor and entrance hall open to the oak-panelled library with recessed bookshelves and a marble fireplace. Across the hall is the oak-panelled dining room adjoining the streamlined, perfectly appointed butler's pantry (16' x 23', with monel metal sink, excellent cabinets, large built-in refrigerator). Flower room with sink, hall closets, three servants' rooms and servants bath, and rear stairway are contained in the wing. At the left of the main hall are two large dressing rooms.

The two master bedrooms comprise the west wing of the second floor. The corner bedroom with southwest exposure has a marble fireplace and French doors to an open tiled porch, from which one looks over the wistaria-covered railing and tips of trees to the sparkling waters of the Sound. The bath, with stall shower, joins the bath of the opposite master bedroom which faces northwest. This room also displays a marble fireplace and has an unusually large concealed closet with mirrored door. There are five other bedrooms, each with bath, and the service wing of five rooms and bath.

For pleasant relaxation, the third floor holds, besides trunk and storage rooms, separate courts for handball, squash and badminton. The kitchen which connects with the servants' dining room, food storage room and service pantry with sink and huge built-in refrigerator, is located on the basement level. This area also features servants' porch with enclosed drying yard (this is the ground floor level due to the building's construction on a slope), 3 tub laundry, maids' 2 tub laundry, workroom, ice machine room, and a large dry cellar.

In the property grounds, kept in their lovely natural state, there is an outdoor tennis court. The landscaping is simple and easily maintained. Magnificent wistaria banks the south side of the residence to the roof. The trim, velvet-like lawns are planted with luxuriant box, magnolia, forsythia and cedar; a terraced formal garden overlooks the vistas to the west. Marble and stone paths descend through the wooded grounds to the greenhouse and large vegetable garden.

This is the ideal estate for distinguished and gracious living, or for use as a small private school.



Portion of Landscaped Grounds



Porch Overlooks Long Island Sound



Dining Room



Library



Entrance Hall



Porch off Hall

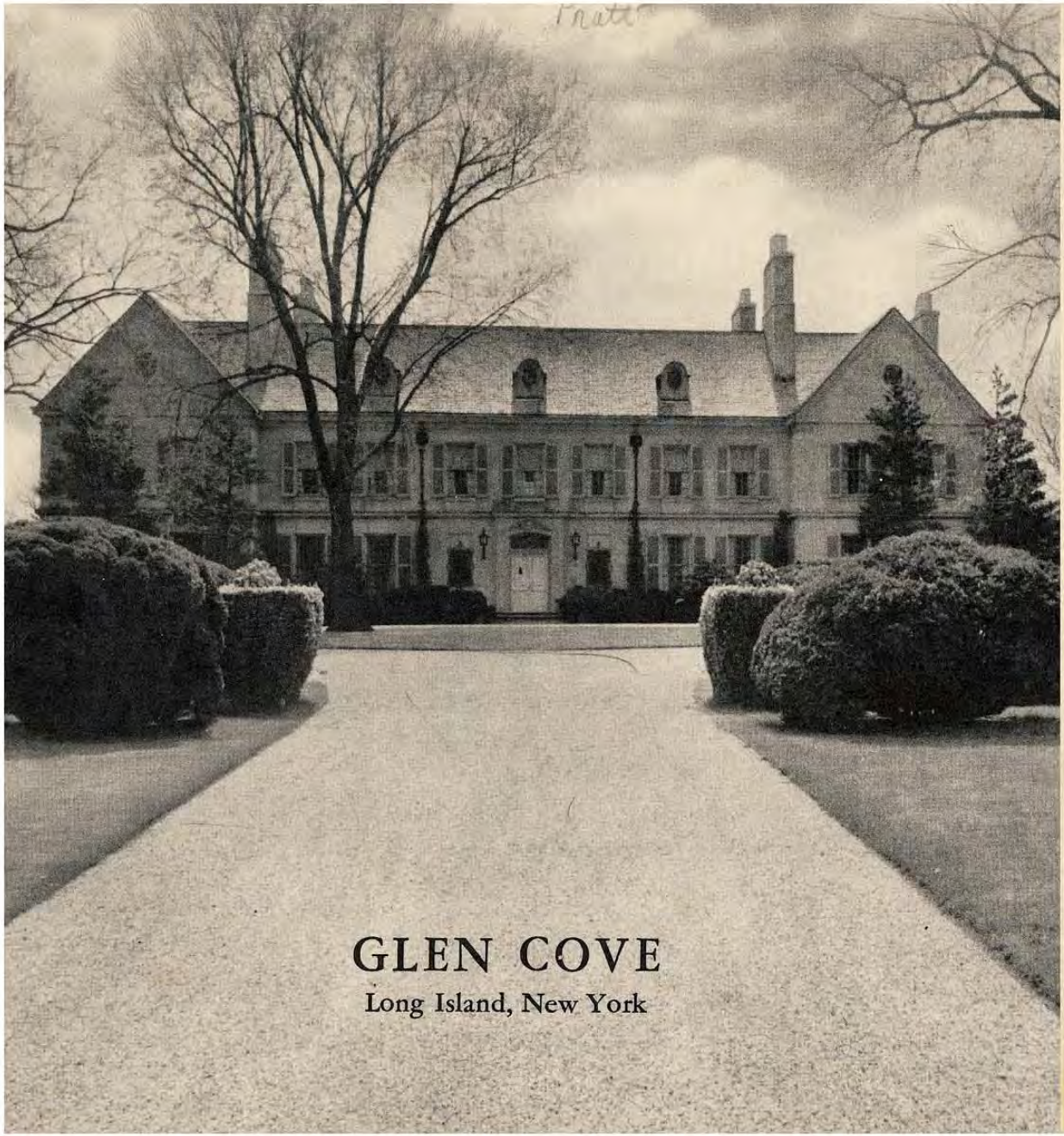


Hall to Drawing Room



Corner of Drawing Room

Fratt



GLEN COVE

Long Island, New York



View to Long Island Sound



Rear Facade

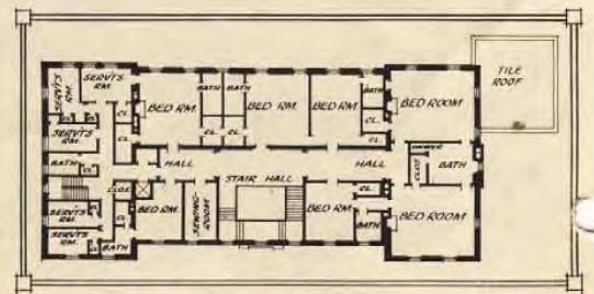
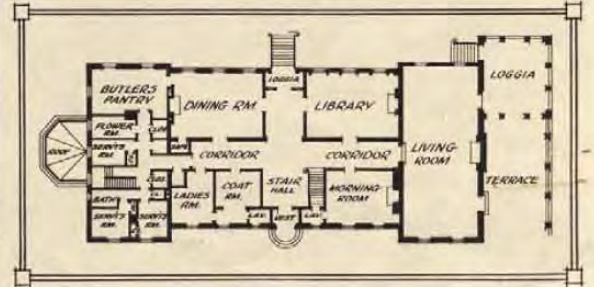
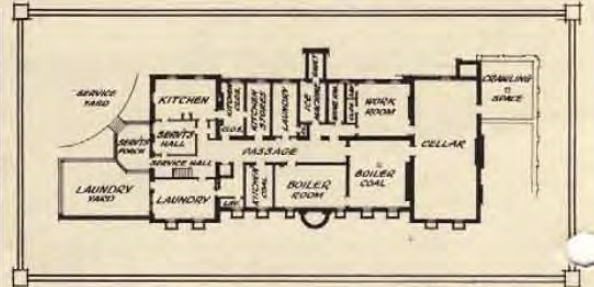
FACTS

LOCATION: Long Island suburban estate, Glen Cove, New York. Situated at "Dosoris", one mile from Glen Cove shopping center, 2 miles from R. R. Station at Glen Cove and Nassau. 28 miles from N.Y.C. Convenient to Nassau, Piping Rock and Creek Country Clubs.

ACREAGE: Approximately 35 acres commanding hill top elevation overlooking the Sound. About 25 acres in woodland, balance in lawns. Approx. 600' frontage on New Woods Road to the south and a perpetual right of way over a private winding road from Dosoris Lane. Service drive circles in at the rear from New Woods Road. Entrance drive passes through vine-covered stone entrance posts bordered by large luxuriant box. Simple landscaping with beautiful plantings and well-groomed lawns, several terraces. Stone walks to tennis court, greenhouse and vegetable garden. Large old wistaria covering the south wall of the residence.

FRENCH RENAISSANCE RESIDENCE: (21 rooms; 7 mbrs, 7 baths, 8 sbr, 2 baths). Charles Platt, architect. Built in 1925 and maintained in faultless condition. Fire-proof construction of imported limestone on steel and concrete with a slate roof. Poured concrete foundation. Wood windows, plate glass. Parquet oak and marble floors. Metal weatherstripping, lead covered copper leaders and gutters, bronze screens, tiled baths. Oil and coal steam-vapor heating unit with 2 large H. B. Smith boilers for separate use. Separate coal-fired hot water heater. P.S. electricity. Telephone and intercommunication system. Tank gas. Private waterworks. Septic tank.

GREENHOUSE AND POTTING SHED. TAXES: \$8,600
MORTGAGE: Free and Clear



PRICE \$125,000

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