

MANSION



SPREAD SHEET | SANETTE TANAKA

DREAM BIG—IN HAWAII, ANYWAY

The price and size of a home described as a ‘dream’ depends on where you live; California dreaming remains strong

OF ALL THE LUXURY HOMES currently for sale, only 1.7% of them are described as dream homes. So Spread Sheet decided to play Sigmund Freud and interpret what “dream” means.

Analyzing properties priced at \$1 million or above, real-estate listings site HomeFinder.com found that the average dream house in the U.S. costs \$2,178,797, measures 5,380 square feet and has four or five bedrooms and 4½ bathrooms.

The most expensive properties described as a “dream house” or “dream home” are found in Hawaii, where homes are listed for \$2,955,037, on average, according to HomeFinder.com. Dream homes in New York come next, with an average listing price of \$2,631,805.

Jim Schneider, principal broker at Kukio Properties in Kailua-Kona, Hawaii, says agents in his market reference dream homes “all the time.” Using the word dream resonates with second-home buyers who want to get in on the lifestyle, he says. “People love the thought of being on vacation,” he says. “We have the palm trees, the ocean breezes, the beautiful

sunset—I think that attracts people when they’re daydreaming from their offices in New York.”

Mr. Schneider says he doesn’t write “dream house” too often in his listings—“it’s a little whimsical for me,” he says—but he will if a house is exceptional.

He has a four-bedroom, 4½-bathroom house on the market with traditional Hawaiian detailing, such as board and batten siding, and lava-

Dream Scenario

States with the priciest listings using the words ‘dream house’ or ‘dream home’ in the description. Here are average sizes and prices:

State	Avg. Square Footage	Avg. Listing Price	Total Homes
Hawaii	2,686	\$2,955,037	27
New York	4,742	\$2,631,805	111
Florida	8,360	\$2,517,341	203
Connecticut	4,399	\$2,378,392	38
California	3,748	\$2,325,884	231

Note: Analysis of properties priced at \$1 million or more; data exclude states with fewer than 20 listings valued at that level. Source: HomeFinder.com



YOU HAD ME AT ALOHA This four-bedroom, 4½-bathroom, 3,800-square-foot home in Kailua-Kona, Hawaii, is listed for \$5.5 million.

rock walls. Those features, combined with the view, prompted his designation as a “Hawaiian dream home.” The property is listed for \$5.5 million.

By and large, agents aren’t rushing to call homes a dream. Only 0.65% of property listings in the U.S. are marketed as dream homes, according to the analysis of listings on July 31.

The average price for luxury dream homes is high but not astronomical, says Doug Breaker, president and CEO at HomeFinder.com. “These homes are still attainable,” he says. “It’s used for the midtier of homes that have standout features—on the waterfront, or two extra bathrooms, or whatever. It’s for homes that are slightly above the rest of the homes in their pricing tier.”

To Toni Martin, associate broker with Corcoran in Brooklyn, N.Y., properties are dream homes only if they are turnkey and move-in ready.

“You often see, ‘You can turn this into...’ or ‘This will become...’ a dream house. That means they’re not move-in ready,” she says. “You have to come in and your reaction has to be, ‘Wow. This home is just beautiful.’ ”

ADVERTISEMENT

Distinctive Properties & Estates

To advertise: 800-366-3975 or WSJ.com/classifieds

MULTI STATE OFFERINGS

Holman Street Estate
308± Acres • Lunenburg, MA • **\$2,550,000**
Keith Ross • 978-544-5767 • kross@landvest.com

Waterfront in Beverly Cove
1± Acre • Beverly, MA • **\$3,895,000**
Lanse Robb • 617-357-8996 • lrobb@landvest.com

Sea Spray Reach
2.4± Acres • Yarmouth, ME • **\$2,475,000**
Karen N. Reiche • 207-874-6159 • kreiche@landvest.com

Wildwood Lane
5.66± Acres • Rockport, ME • **\$2,495,000**
Terry Sortwell • 207-236-3543 • tsortwell@landvest.com

South Hill Farm
194.5± Acres • New Boston, NH • **\$1,595,000**
Robert E. Gregg Jr. • 603-227-2413 • rgregg@landvest.com

Uplands
105.8± Acres • Weston, VT • **\$2,235,000**
Story Jenks • 802-238-1332 • sjenks@landvest.com

LANDVEST NOW OFFERS ENERGY AND ENVIRONMENTAL ASSET SERVICES (WIND, SOLAR, WETLANDS, WATER, CARBON,...). FOR MORE INFORMATION, CONTACT EA@LANDVEST.COM

TEN POST OFFICE SQUARE, BOSTON, MA 02109

REGIONAL OFFICES: MA • ME • NH • NY • VT • GA • OR

LANDVEST.COM

SWITZERLAND

SWITZERLAND, Zurich-Goldcoast – for rent:

This magnificent mansion is located on the largest privately owned lakefront property in Zurich. Located a mere 15 minute drive from the city centre, the main house is approx. 800 sqm and was built in 1917. All original features have been meticulously maintained. In front of the villa a lush park area leads to 80 meters of direct lake frontage which includes a historic boathouse with summer apartment and large terraces leading to a separate bathing jetty, a raised lakeside pavilion and a boating pier. Separate guest house and employees quarters are also provided. Price on request. Marianne Walde +41 44 396 60 35.

WALDE & PARTNER
www.walde.ch/35033

NEW YORK

BROWN HARRIS STEVENS
Established 1875

E. 50TH ST. CONDO PLUS TERRACE

Amazing triplex apt. with a huge gorgeous private planted terrace, mint cond. Beaut. kit, DA, LR, 3 new baths, den, 2BR & lg. office. W/D & pets o.k. Great move-in cond. Owner relocating. \$3.35M. Open house Sun. 8/18 2:00-4:00.

Toby Gamsu 212-317-7704
Elyse Goldsmith 917-826-8947

BROWN HARRIS STEVENS
Established 1875

5TH AVE./67TH ST. GORGEOUS PERFECT PLANTED TERRACE

Amazing duplex apt. in a very fine Co-op. Enter a lovely lg. foyer to a gorgeous LR & DR plus powder rm. There is a wndw kit and lg. closets. A winding staircase to 3BR & 3 baths plus enormous closets. The bldg has CAC, W/D and pets allowed – an excellent bldg and staff. \$7.5M. Open house Sun. 8/18 11:30 – 1:30.

Toby Gamsu 212-317-7704
Elyse Goldsmith 917-826-8947

Dumbo, Brooklyn Web: 0136654
PERFECT RIVER & PARK VIEWS
Open House 8/18 2:00-4:00
Unique, renovated, sprawling Clocktower Condo corner loft. Chef's kitchen, 2 BR with en-suite baths, den, and powder room. The den can convert to 3rd bed. Oversized windows. Full service. Planted roof deck and gym.
\$3,999,995
KAREN HEYMAN, 646.431.5764
ALAN HEYMAN, 516.724.0587
SOTHEYSHOMES.COM/NYC

NEW HAMPSHIRE

LAKE SUNAPEE NEW HAMPSHIRE

45 min from NYC by air, crystal clean 4,100 acre lake, sophisticated town. Year round homes \$995k to \$5 million.
PamPerkins@SothebysRealty.com
603.526.8500
PamPerkinsRealEstate.com

PENNSYLVANIA

Stunning, private location. 7.8 acre Manor Estate located in Manheim Twp along the Conestoga River. Views of Amish farmland, and sunrises from both expansive terraces and pool. Gracious and elegant aptly describe this beautifully maintained estate.

Gil Lyons, Jr.
RE/MAX Associates of Lancaster
717-295-9995
Gil@GillLyons.com
www.GillLyons.com

GEORGIA

EQUESTRIAN ABSOLUTE AUCTION
Selling with No Reserve Gainesville, GA

August 29 ~ 2pm

Broker of Record: Harry Norman Realtors
SUPREME-AUCTIONS.COM 866-929-2243

NEW YORK

West 70's
renovated Brownstone, perfect block, ground floor, floor through duplex, Spacious 5 rooms (2-3 BRs) plus 2 full Baths, media room, A+ garden, asking \$9,500/mo
call 516-884-7575

NEW YORK

BRANFORD – PINE ORCHARD
Spectacular Waterfront- Highway 3903sf Victorian on .55 ac- 12 Rooms, 6 BRs, 4.5 Baths. Wrap-around porches, 3 car gar. Rolling green lawn to waters edge. Enjoy Sunrises/Sunsets, views of Thimble Islands. 75 miles NYC. **\$2,850,000**
JOE PRICITELLI/Coldwell Banker Prestige International
CT-WATERFRONT-REAL ESTATE.COM
203-982-3511 or 203-783-8749

MAMARONECK, NY

Direct Waterfront Gem! Panoramic views of LI Sound from every room! Situated on 1.4 acres on idyllic Green Point in Mamaroneck. Exquisite traditional & European style combine to offer 10,000 sf of spectacular waterfront living. The private setting provides multiple levels of outdoor terraces & patios, beautiful views of both open sound & Larchmont Harbor, private dock w/6-5 ft draft, spectacular indoor pool & sauna. A dream come true! lifestyle!
\$9,950,000
COLDWELL BANKER
Residential Brokerage
914-967-0059 • 800-896-8948
www.ColdwellBankerMoves.com

South Salem, N.Y.

The Overlook, Turn-of-the-Century Colonial Manor House exquisitely restored to former glory. 9600sf of elegantly appointed living space with 17 main rooms. High ceilings, restored quarter-sawn oak & bird's eye maple floors, graceful archways, 7 fireplaces, original moldings & original sleeping porch. 7 BRs. Gorgeous grounds with views of reservation, rolling lawns, ancient trees & frontage on the Waccabuc River. Stone tower designed by Frederick Law Olmstead. \$2,495,000.
(914)234-9234 Ginnel www.ginnel.com

NEW JERSEY

HIDDEN MEADOW ESTATE

Alexandria Twp, NJ - This 15,000 sq. ft. Estate provides 6 Bedroom Suites, 8.4 baths and a 12- Stall Equestrian Center, presented on 51 Acres. Additional options of 172 Acres or the entire compound of 292 Acres is available.

Visit: www.143woolf.com - **\$4,499,000**
Susan Hall, Sales Associate
908-735-8080/908-310-7226 • susanjh1030@gmail.com

© 2013 Coldwell Banker Real Estate LLC. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company Equal Housing Opportunity. Owned and Operated by NRT LLC.

CONNECTICUT

BEACH HOUSE

6000 sq ft, exceeds FEMA stds. 15' off water, Groton CT area. Pool, sandy beach, concrete wall surrounds compound w/ elec gates. 9 car collectors garage, lounge, kitchen, live-in qtrs.. Interior all glass, marble & stone walls. Amazing PAD.
\$3,825,000 FURNISHED.
Mr Ed 413.218.3994
Brokers Protected

MONTANA

MONTANA RANCHES

- ◆ **Yellowstone Valley Vista, Big Timber...** 1.961+/- acres, 2 miles of Yellowstone River frontage. Fishing, hunting & horseback riding. Panoramic mountain views. **\$2,250,000.**
- ◆ **Little Beartooth Plus/Big Timber...** 2,280+/- acres borders public lands, trout stream, elk, deer, bear and upland bird. Easy access, phone & electricity. **\$3,650,000.**
- ◆ **Dry Fly River Ranch on the Madison, Ennis...** World class trout fishing & hunting. This 3111+/- acre working cattle ranch has 4+/- miles of Madison River frontage. **\$9,950,000.**

Call **SONNY TODD REAL ESTATE**
406-930-6668
www.sonnystoddrealestate.com

FARMS/RANCHES/ACREAGE

HALL AND HALL
SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT
Dedicated to Land and Landowners Since 1946

BITTERROOT VALLEY RANCH | MISSOULA, MONTANA
The 2,669± acre Bitterroot Valley Ranch includes a 5,000± SF custom log home, and multiple private ski runs that join the national forest. Two mountain streams and Squaw Creek service four irrigation pivots supporting livestock operations. **\$22,500,000**

BIG EASY RANCH | WARM SPRINGS, MONTANA
Located in Warm Springs, Montana with a magnificent view of the Flint Creek Mountains, this ranch is full of elk and has a carrying capacity of approximately 280 AUs on 10,594 acres. Commercial air service within 30 minutes. **\$7,370,000**

WWW.HALLANDHALL.COM | INFO@HALLANDHALL.COM | 406.656.7500