M10 | Friday, February 28, 2014

P2JW059000-0-M01000-1-----NS CM Y K Composite

MANSION



BEAN COUNTER

Modern home-espresso machines often come equipped with built-in bean grinders for control over coffee strength and flavor. This Whole Bean Coffee System by appliance company Miele, based in Gütersloh, Germany, includes a high-power grinder designed to produce consistent granule sizes and to preserve the bean oils. The automated system provides several grind options-from course to extra fine-to best suit the drink type. The liquid dispenser is height-adjustable to accommodate a tiny espresso cup, a tall mug and anything in-between. The piece's multiple spouts allow two beverages to be prepared at the same time. The system can be secured into a water line or, for added mobility, used with a removable water reservoir.

Cost: Starting at \$3,199.



SMART COFFEE

BP,CK

Designers are integrating high-tech remote features into built-in, at-home espresso makers. The Top-Brewer beverage machine, from Danish coffee-system company Scanomat, can be controlled by mobile devices using software downloadable through iTunes or Google Play. The piece uses a single stainlesssteel tap that doubles as a self-cleaning milk foamer. TopBrewer can produce traditional coffee and espresso drinks as well as cold beverages. It is designed to be installed in a countertop using plumbing and electrical sources. The piece includes a 24-inch-wide cabinet, hidden under the hard surface, that includes a commercial-grade grinder and a refrigeration unit. Cost: \$10,999

ELEMENTS

BUILT-IN BREW

In kitchens, coffee-making appliances are giving way to built-in machines that grind beans and dispense customized drinks

APPLIANCES AND presses are disappearing from countertops in luxury homes, as built-in coffee makers offer a one-stop coffee shop in the kitchen.

Such integrated brew systems are becoming both more common and increasingly automated—able to make a cup of coffee that fits individual tastes.

Dirk Sappok, a productdevelopment manager with industry leader Miele, says the most significant advancements in built-in coffee machine design include easy

Some home-espresso systems cater to households with more than one coffee drinker. The Fully Automatic Coffee Machine by AEG Appli-

ances has two pour spouts for simultaneous coffee serving. But it can

brew enough coffee for up to four servings in one cycle. The finished

brew is stored in a thermal coffee pot that keeps it hot for a time.

SOCIAL DRINKING

Cost: \$2,999

usage and expanded programming options.

The devices—which average a few thousand dollars in price-include bean grinders with a half-dozen settings, adjustable dispensers that accommodate a range of cup sizes and multiple spouts that allow more than one drink to be prepared at the same time.

Some of the modern units can be attached either to the plumbing or to a water reserve, "allowing them to be installed virtually anywhere: from a butler pantry or wet

bar to even the master bedroom," Mr. Sappok says.

The machines are more widely used in Europe than they are in the U.S., reflecting the fact that many of the manufacturers are based in Europe. Also, North American regulations for the devices tend to be stricter. Now, more built-in system makers are working to expand the U.S. market, according to industry experts.

Here is a sample of fixed espresso machines available in the U.S.

—Laila Kearney

SPREAD SHEET | SANETTE TANAKA

WORDPLAY FOR AGENTS

A house is a house, except when it's called something else



estate is all about location, it is no wonder savvv agents have learned to talk

like locals. That means it is a "cook top," not a stove, in Texas, and a "lanai" in Hawaii instead of a covered

Regionalisms are pervasive in home listings, according to an analysis of regional trends by brokerage Redfin. Redfin examined home listing descriptions across a five-year period to determine which words and phrases crop up most often in nine U.S. Census regions. The analysis looked at homes listed between Jan. 1, 2009, and Dec. 31, 2013, in 51 metro areas.

"Real estate is a very local business, so you end up calling the same thing different things all over the country," says Redfin Chief Executive Glenn Kelman, who adds that some of the variations reflect differences between homes from region to region, but also cultural flavors.

Roland Berns, science editor at the Dictionary of American Regional English, which records regional and folk speech, says migration patterns primarily account for variations in language. "A lot of our regionalisms are determined by which groups happened to settle in different parts of the country," he says. For instance, stoops are common in New York City and derive from the Dutch word "stoep," a nod to the Dutch colonists

who settled in New York. Redfin considered instances in which two or more words refer to the same feature of a home. Examples included curved ceilings, which are described as 'vaulted" in the Mountain region and "cathedral"-style in New England. A one-story house, referred to as a ranch

in many parts of the coun-

BECAUSE real try, is called a "rambler" in the northern Plains.

> When Redfin agent Bo Mastykaz moved from Boston to Miami last year, he had to adjust to a whole new lingo. In Boston, the language style reflects much of the heritage and etiquette. Within a month, he replaced "stove" with "range"; "powder room" with "half-bath"; and "study" with "office."

Mr. Mastykaz found that the same word can mean different things. "In New England, if they say there's a gym in the building, they usually mean a converted room with a bike and a treadmill. In Miami, if you market a place as having a gym, buyers expect a fullservice gym with weights, TVs, cardio equipment—and it better have a nice view," he says

Gregg Antonsen, who has lived in both Hawaii and Santa Fe, N.M., learned language nuances through trial and error. For instance, a covered porch is called a "lanai" in Hawaii and a "portal" in Santa Fe; a roof rafter or ceiling beam in Hawaii is called a "viga" in Santa Fe. "The labels, the different words that are used, are certainly reflective of different cultures," says Mr. Antonsen, senior vice president and manager of Sotheby's International Realty Santa Fe Real Estate, noting that Hawaii's Polynesian influences and New Mexico's Spanish and American-Indian cultures affect building practices as well as language.

gest factors is climate. Redfin real-estate agent Earnest Watts says a "hot tub" has more traction in colder markets like Seattle than in Los Angeles, where he is currently based. There, "spa" better evokes a relaxing, indoor-outdoor atmosphere, he says. "[L.A.] is hot already—saying a 'hot tub' might turn people off," he adds.

Of course, one of the big-

STEEPED IN CHOICES

Many of the new fixed coffee

makers combine simple design

with scores of customization op-

tions. Thermador, the Irvine, Ca-

turer, incorporated a grinder that

can hold as much as 14 ounces of

Coffee Machine. The piece can be

programmed to produce six grind

options and 12 drink sizes. The

stainless-steel device includes a

dispenses hot water for tea or

other drinks. A timer allows for

automatic coffee preparation.

Cost: \$2,549

steam wand that froths milk and

lif., kitchen-appliance manufac-

beans into its Fully Automatic

COFFEE 'ROUND THE CLOCK

Timers remain a popular coffee-system feature. The CM 210 model from Gaggenau, an appliance company out of Munich, Germany, has an LED display clock and timer, allowing owners to program it to start brewing coffee in the morning before they're out of bed. The piece has various grind functions and a self-cleaning system. Optional: a matching drawer that keeps coffee cups toasty warm. **Cost:** \$3,249

Hästens 7 Perfect sleep for generations, perfected by hand since 1852. Discover Hästens *new* continental and adjustable bed collection with improved springs. Generations of expertise in handcrafted natural beds, bringing you the perfect sleep. hastens.com

AUCTION



PRINCETON LUXURY HOME 502 CHERRY VALLEY ROAD, PRINCETON, NJ

Newly Constructed, 7 Bedroom, 6,700 Sq. Ft. Home

7 BR, 5 1/2 bath, all brick home on 1.38 densely wooded acres adjoining a forest preserve. Located just 50 minutes by train from Manhattan or Philadelphia. Princeton University, Princeton's internationally renowned public and private schools, distinctive dining, historic village, theater, library, and culture make it an idyllic place to live.

> Original Asking Price: \$2,500,000 Minimum Bid: \$1,200,000

OPEN HOUSE SUNDAYS: 11AM-2PM

BROKER PARTICIPATION INVITED

MadisonHawk.com/Auctions/Princeton 800.547.1045 **MADISONHAWK**

SOUND LIKE A LOCAL

Where certain real-estate regionalisms are most common



1. WEST NORTH CENTRAL Porch (10.3%); Rambler (7.8%)

2. WEST SOUTH CENTRAL Study (14.8%); Cook top (3.4%)

3. PACIFIC Spa (8.1%); Hot tub (.8%)

4. MOUNTAIN Patio (26.3%); Vaulted (9.0%)

5. NEW ENGLAND Office (10.7%); Stove (4%)

6. MIDDLE ATLANTIC Jacuzzi (3.1%); Powder room (1.6%)

7. EAST NORTH CENTRAL Ranch (11.3%): Eat-in kitchen (2.3%)

Source: Redfin; Note: *East South Central is omitted because Redfin does not cover metro areas in those states. **South Atlantic did not have a highest percentage share of any of the home features searched.

ACROSS THE BOARD

For comparison's sake, a look at how often these regionalisms appear in all U.S. listings.



PATIO



3.1%



OFFICE 7.4%



STOVE

2.6%





BLACKUTA

Email us at: hastensNY@hastensstores.com

Visit our NY locations: SOHO. 75 Grand Street

MADISON, 1100 Madison Ave.

212.219.8022

212.628.8022

Composite

FLATIRON, 876 Broadway

EAST 58TH, 202 East 58th Street

212.505.8022

212.486.8022

P2JW059000-0-0010M-0-00590WLS9