



# *Significant Sales*

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**BEST OF  
VOLUME I**  
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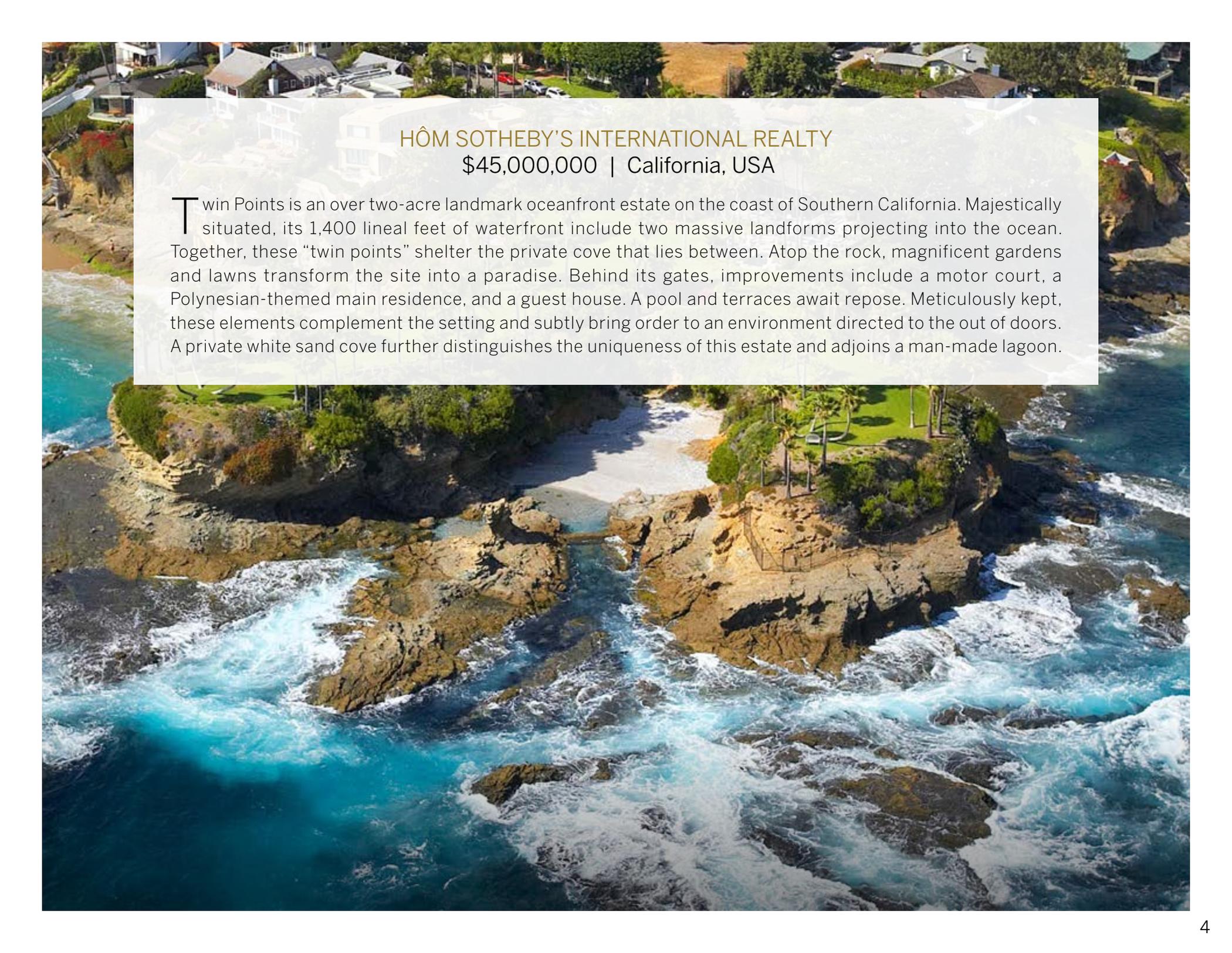
*Extraordinary properties  
Unique stories  
Successfully represented.*

BRIGGS FREEMAN SOTHEBY'S INTERNATIONAL REALTY  
PRICE UNDISCLOSED | Texas, USA

The largest sale in the history of the Sotheby's International Realty® brand, The W.T. Waggoner Ranch is one of the largest and most famous ranches in the United States and was established in 1849. Never before offered for sale in 165 years of ownership prior to this sale, the sprawling Ranch estate includes more than 535,000-contiguous acres spread over six North Texas counties, incorporating two main compounds, many homes and significant infrastructure, including a 10,000-square-foot Ranch office headquarters in nearby Vernon, Texas.



*every home has a story*

An aerial photograph of a coastal estate. The top portion shows a large, multi-story house with a light-colored facade and a dark roof, surrounded by lush greenery and a parking area. Below the house, the terrain drops down to a rocky coastline. The ocean is a vibrant blue, with white waves crashing against the rocks. A small, sandy beach is visible between two large rock formations. The overall scene is a mix of natural beauty and luxury real estate.

## HÔM SOTHEBY'S INTERNATIONAL REALTY

\$45,000,000 | California, USA

Twin Points is an over two-acre landmark oceanfront estate on the coast of Southern California. Majestically situated, its 1,400 lineal feet of waterfront include two massive landforms projecting into the ocean. Together, these “twin points” shelter the private cove that lies between. Atop the rock, magnificent gardens and lawns transform the site into a paradise. Behind its gates, improvements include a motor court, a Polynesian-themed main residence, and a guest house. A pool and terraces await repose. Meticulously kept, these elements complement the setting and subtly bring order to an environment directed to the out of doors. A private white sand cove further distinguishes the uniqueness of this estate and adjoins a man-made lagoon.

SOTHEBY'S INTERNATIONAL REALTY – EAST SIDE MANHATTAN BROKERAGE  
\$35,000,000 | New York, USA

This stunning high floor apartment at 101 Central Park West between 70th and 71st Streets was impeccably renovated by Shelton, Mindel & Associates, featured in Architectural Digest and offers the rare combination of contemporary living in a venerable pre-war co-op. Approximately 7,000 square-feet with more than five bedrooms and boasting a vast expanse of 100 linear feet directly on the Park. The enfilade of entertaining rooms includes a dramatic living room with wood burning fireplace, a wonderful dining room and a sun-flooded corner library with lovely views to the Midtown skyline.



*connoisseurs of life*

SOTHEBY'S INTERNATIONAL REALTY – BEVERLY HILLS BROKERAGE  
\$34,928,200 | California, USA

Old Bel Air's most prestigious East Gate location directly overlooking the renowned Bel-Air Country Club and situated on approximately one-and-a-half acres, sits this glorious, gated and private compound. Beyond the secluded and expansive driveway with circular motor court, rests this exquisite and elegant residence, impeccable, discerning and sophisticated in its design, with over 20,000 square-feet of grand interior living space, that seamlessly blends superior décor and appointments. This property is a major achievement in design and proportion, comprised of a formal dining room, inviting large scale entertaining; fabulous movie screening room; resort-like indoor spa and gym, exercise studio, billiard room, wine cellar, poolside interior cabana game room, and full guest apartment with private entrance.



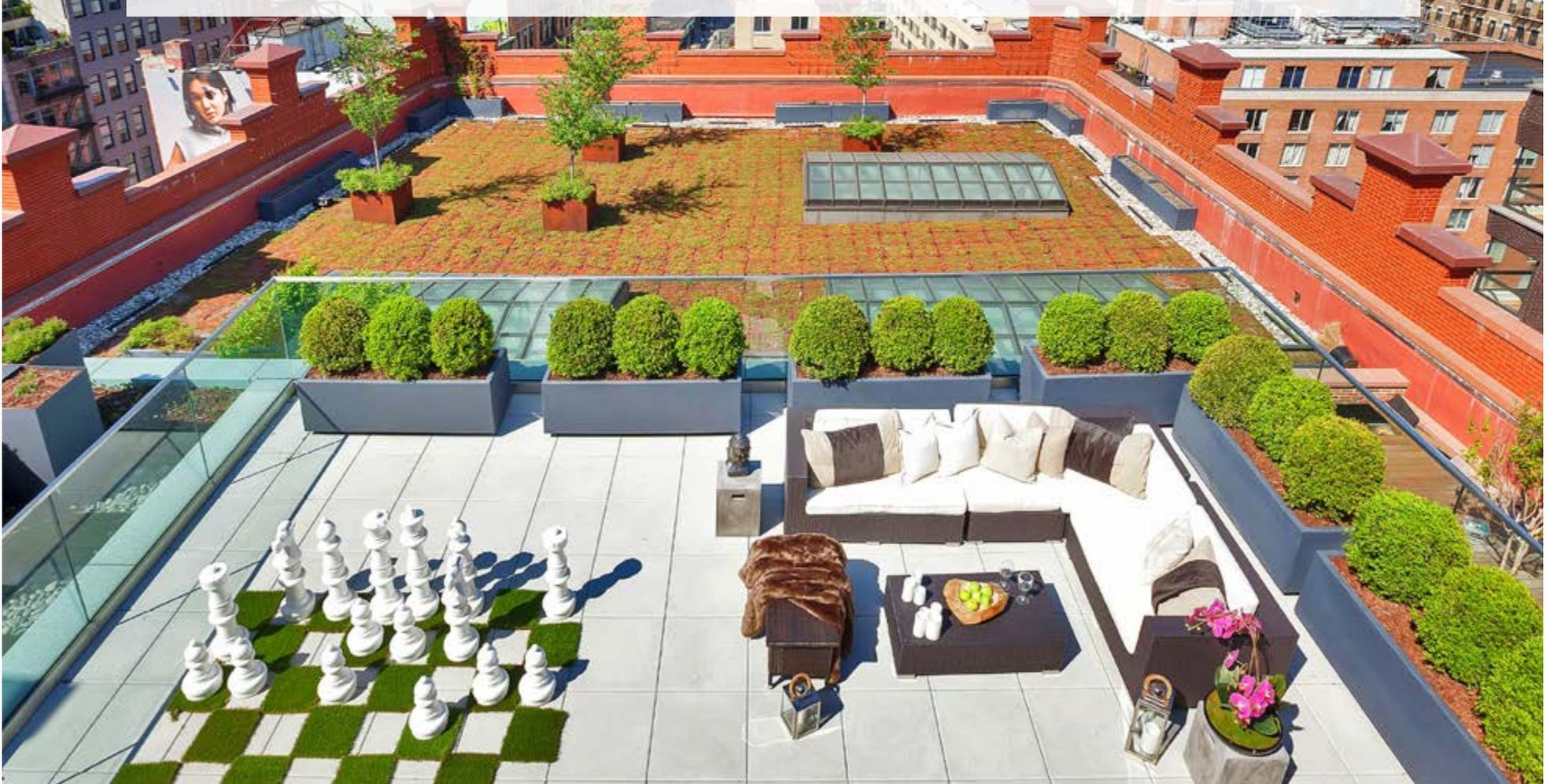
TODAY SOTHEBY'S INTERNATIONAL REALTY  
\$34,500,000 | California, USA

This magnificent mansion built in 1939 has been completely renovated to meticulous standards. Situated on three level acres in Atherton's most prestigious community, the estate welcomes one with unparalleled privacy and elegance. State of the art systems provide all the convenience and comfort of modernity while the original 1939 design features retain a dignified aristocratic ambience not found in contemporary architecture. A lovely pool house, ample garages for the auto collector, and majestic trees adorn the expansive grounds and gardens surrounding the home. A quiet, regal retreat in the heart of the dynamism of Silicon Valley.

*inspiring the extraordinary*

SOTHEBY'S INTERNATIONAL REALTY – EAST SIDE MANHATTAN BROKERAGE  
\$28,000,000 | New York, USA

Penthouse II, a newly completed condominium atop the iconic Puck Building overlooking the Manhattan skyline is a private home featuring three bedrooms, five-and-a-half baths, a home theatre/game room, library and a landscaped private terrace. An unparalleled residence, reverentially crafted to retain the inherent, authentic loft character of the famed Puck Building with soaring barrel vaulted ceilings, cast-iron columns and oversized windows which all combine to create a one-of-a-kind residence in New York City.



ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL REALTY  
\$24,000,000 | Colorado, USA

Situated on a captivating front row lot on Aspen's prestigious Willoughby Way, this home is a vision of contemporary style and sophistication. Intelligently designed by David Johnston Architects and meticulously crafted by Paul Rasmussen, Pitkin Green will be well served by its newest addition. Comprising 8,710 square-feet of elegant, yet comfortable heated living spaces, the development team has brought all of their experience and expertise to bear on this unique project. The home utilizes three levels to incorporate six bedroom suites, six-full baths, two-half baths, exercise room, wine room with bar, office, 750-square-foot three-car garage, and 2,960 square-feet of patios and decks. The comprehensive landscape plan allows for enjoyment of the outdoor experience as much as the indoor.

*essence of unique*

DECKER BULLOCK SOTHEBY'S INTERNATIONAL REALTY  
PRICE UNDISCLOSED | California, USA

Steeped in more than 100 years of wine production history, the property, known as Constant Diamond Mountain Winery and Vineyards, consists of three legal parcels totaling more than 85 acres with 37 net vine acres, straddled over two counties – Napa and Sonoma in the Diamond Mountain AVA. Producing an average of 100 tons – 6,000 case equivalent of cult quality Cabernet Sauvignon and other Bordeaux varieties each year, the winery permit is for 4,200 cases. The main residence, tasting room and office were designed by Howard Backen and have spectacular views of Mt. St. Helena, the Palisades and the valley. Other features of the offering include an historic farmhouse and guest house, pizza oven, pond, swimming pool, tennis court, cave, olive trees, truffle grove and beautiful landscaping. Trademark and inventory included in the offering.



DREYFUS SOTHEBY'S INTERNATIONAL REALTY  
\$22,000,000 | California, USA

This subtle, luxurious estate sits on a spacious, nearly three-acre lot in prestigious central Woodside. It's distinguished by heritage oaks and soaring redwoods, which create a dramatic accent to the simplicity and natural materials of the architecture. The remarkable estate consists of four structures: a main house, guesthouse, detached garage and pool house. Floor-to-ceiling pocket doors provide a seamless transition to expansive outdoor spaces, including the artfully landscaped backyard and pool. Serene and natural surroundings create the backdrop for entertaining and elegant California living. Everything about this estate is the highest quality.



*every home has a story*

## KUPER SOTHEBY'S INTERNATIONAL REALTY

\$21,835,728 | Texas, USA

Located along the eastern edge of the bio-diverse Trans Pecos eco region, the Comanche Trail Ranch has stunning views of the Madera Mountains. The Chihuahuan Desert, the largest desert in North America, features grasslands that provide excellent habitat for wildlife and bird species. Tremendous infrastructure includes a home, hunting lodge, foreman's home, maintained road system and fencing, while working pens, barns and sheds round out the headquarters for an excellent working cattle ranch. Large water tanks are strategically located throughout, with an extensive water system to troughs for both wildlife and livestock needs.





Noteworthy Sales

*From Around the World...*

DAMIANOS SOTHEBY'S INTERNATIONAL REALTY  
\$35,000,000 | Bahamas

Located in the exclusive community of Lyford Cay this spectacular family home is on a fabulous beach in the most private and secure of settings. Los Pastores has a total of 12 bedrooms, 12 bathrooms, five dressing rooms, dining room, games room, TV room, study/library, family kitchen and commercial kitchen, a large wood paneled Plantation drawing room and elevator all on nearly three acres of private tropical landscaped grounds. Complete with spacious verandas and a beachfront Tiki bar with sundeck overlooking the sea and the overflow swimming pool, experience spectacular sunsets, morning swims or a jog on the beach all at your fingertips in a beautiful setting. Amenities include a gym, grass tennis court, staff accommodation, three-car garage and stand-by generator.



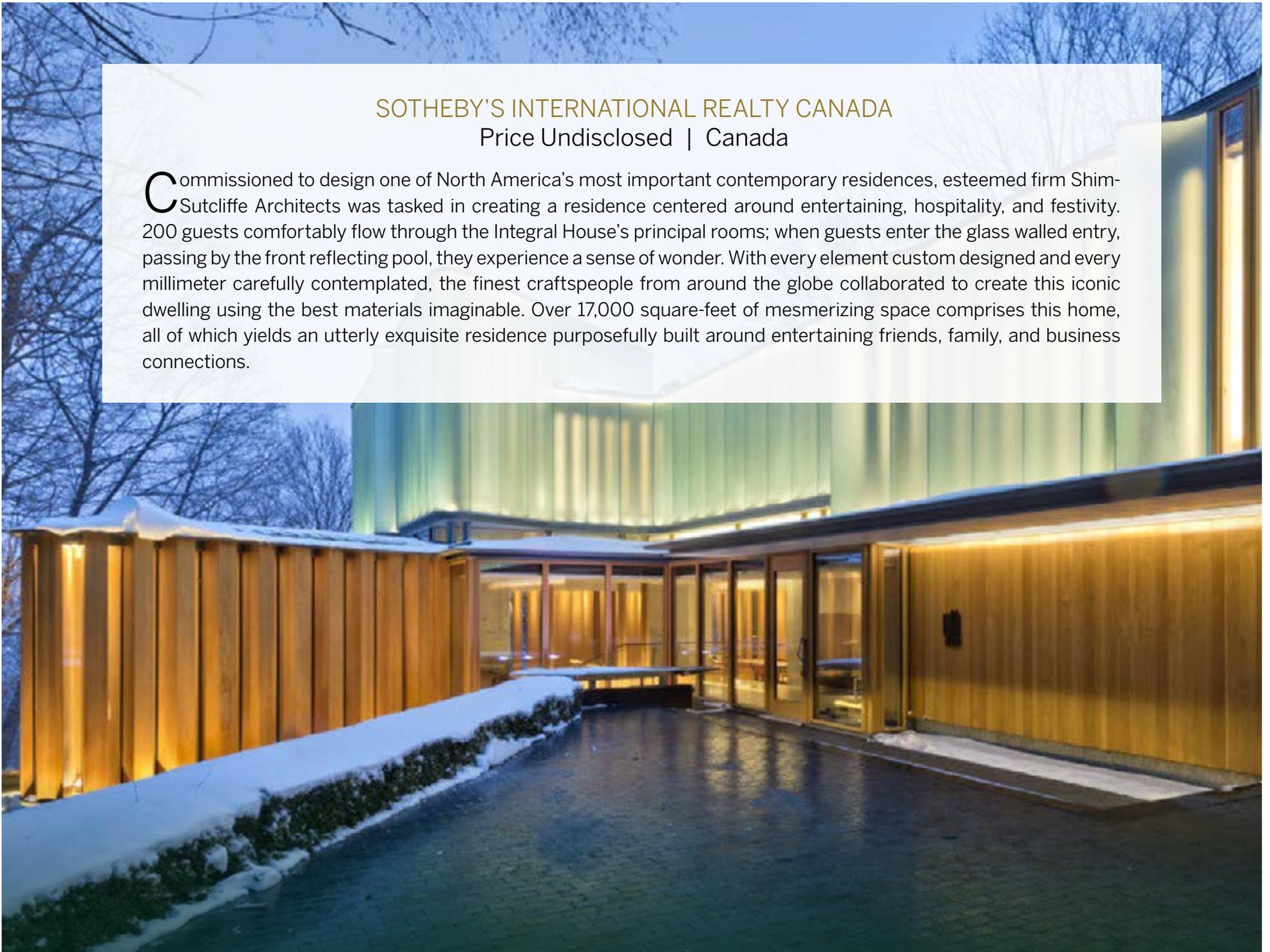
TURKS & CAICOS SOTHEBY'S INTERNATIONAL REALTY  
\$22,500,000 | Turks & Caicos

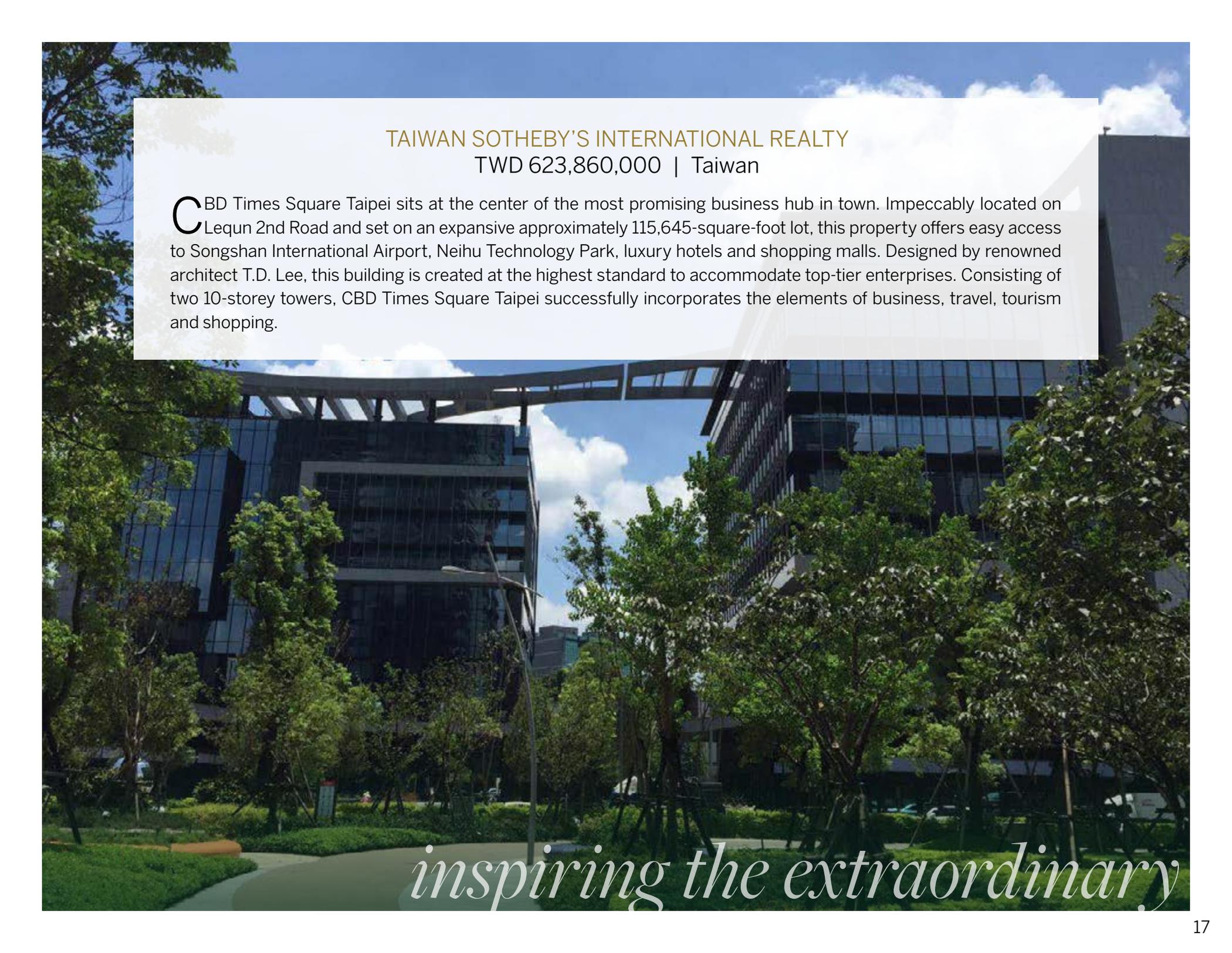
Oliver's Cove is perfectly positioned with nearly 800 feet of beach frontage on over six acres, including 357 feet of frontage for future expansion. Oliver's Cove is the premier estate amongst only 12 private homes on this private island paradise. The Main House, with four bedrooms, five-and-a-half bathrooms and 9,153-square-feet under roof boasts an infinity-edge pool set directly in the sand. The ultra-high quality interior is functional, elegant and exquisitely crafted, featuring approximately 20,000-square-feet of hand-troweled Venetian plaster walls and ceilings with aged, exposed wooden beams and hickory wood flooring throughout.

*connoisseurs of life*

## SOTHEBY'S INTERNATIONAL REALTY CANADA Price Undisclosed | Canada

Commissioned to design one of North America's most important contemporary residences, esteemed firm Shim-Sutcliffe Architects was tasked in creating a residence centered around entertaining, hospitality, and festivity. 200 guests comfortably flow through the Integral House's principal rooms; when guests enter the glass walled entry, passing by the front reflecting pool, they experience a sense of wonder. With every element custom designed and every millimeter carefully contemplated, the finest craftspeople from around the globe collaborated to create this iconic dwelling using the best materials imaginable. Over 17,000 square-feet of mesmerizing space comprises this home, all of which yields an utterly exquisite residence purposefully built around entertaining friends, family, and business connections.





## TAIWAN SOTHEBY'S INTERNATIONAL REALTY

TWD 623,860,000 | Taiwan

**C**BD Times Square Taipei sits at the center of the most promising business hub in town. Impeccably located on Lequn 2nd Road and set on an expansive approximately 115,645-square-foot lot, this property offers easy access to Songshan International Airport, Neihu Technology Park, luxury hotels and shopping malls. Designed by renowned architect T.D. Lee, this building is created at the highest standard to accommodate top-tier enterprises. Consisting of two 10-storey towers, CBD Times Square Taipei successfully incorporates the elements of business, travel, tourism and shopping.

*inspiring the extraordinary*

SOTHEBY'S INTERNATIONAL REALTY CANADA  
CAD \$20,000,000 | CANADA

This 36,000-square-foot post and beam waterfront estate designed and built by Lepik Construction is quite simply a one-of-a-kind masterpiece. Offering nearly 13,000-square-feet of living space over three levels, the home features five bedrooms, seven baths, over 4,600-square-feet of terraced slate decks, outdoor pool/hot tub, indoor swim spa/hot tub, indoor elevator system, geo thermal heating, 8,000-gallon front entry koi pond, five-car heated garage and an incredible 50-foot attached private yacht garage. A chef's kitchen and cabinetry by Redl Kitchens, Brazilian cherry floors, and floor to ceiling glass are also featured.



BRUSSELS SOTHEBY'S INTERNATIONAL REALTY  
€11.300.000 | Belgium

Bordered by lush trees, Avenue Louise is undoubtedly one of the most prestigious residences in Brussels. Its left and right banks are dotted with shops that epitomize luxury and elegance. Cinemas, galleries and high-end retail centers are just steps away and Belgian and foreign companies have set up their offices there. During the week, it is a busy and lively avenue, on Saturday a haven of shopping and leisure.



*essence of unique*

## BRUSSELS SOTHEBY'S INTERNATIONAL REALTY

€ 9,627,102 | Belgium

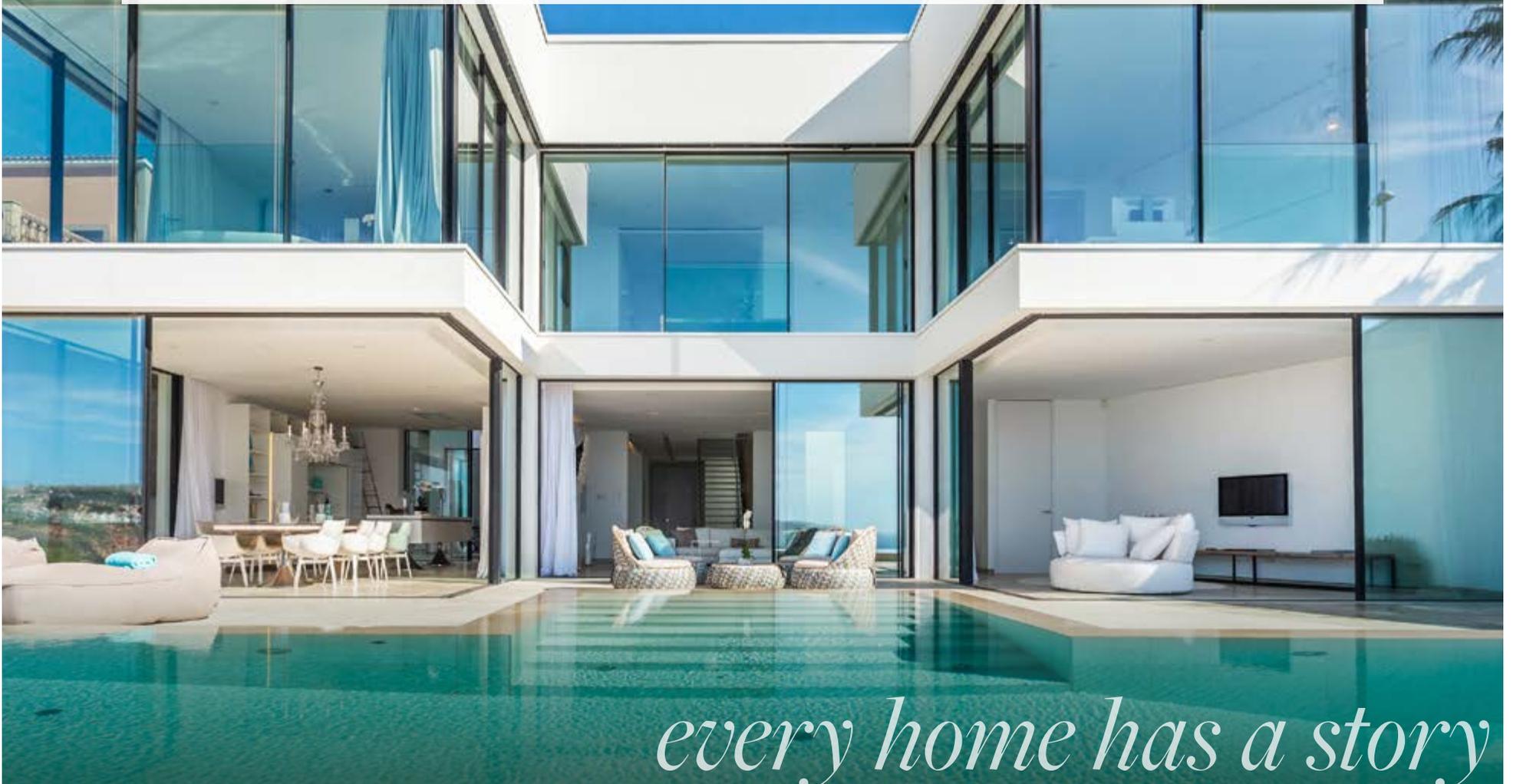
The villa, built in 1961 by architect Keuter was completely refurbished in 2011. It has a living area of approximated 850-square-meters, composed of a main living room with fireplace, a central living room and dining room, all with access to a beautiful terrace and a south-facing garden. The kitchen area includes a furnished office, a kitchen, equipped with the best materials and a dining room.



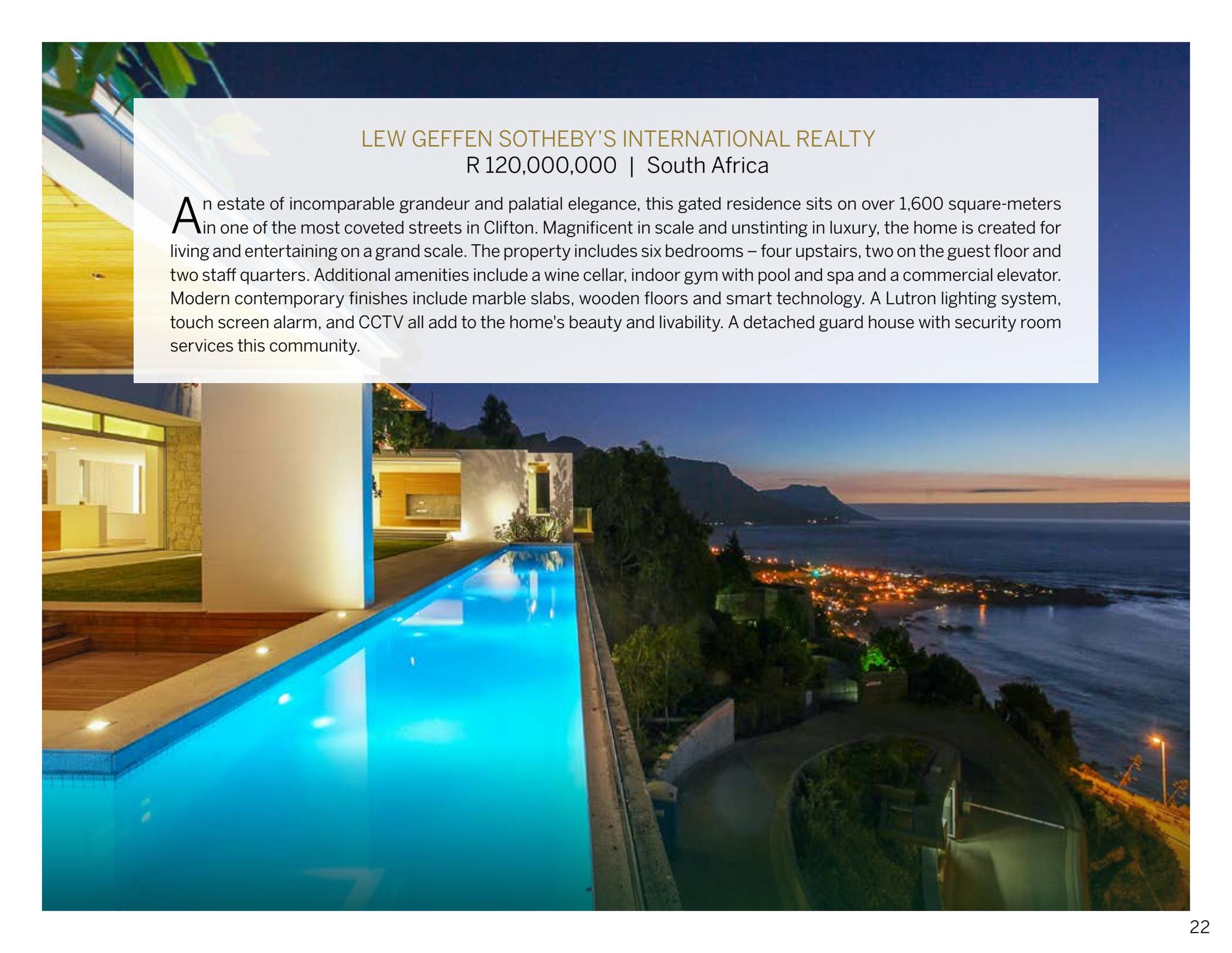
## MALLORCA SOTHEBY'S INTERNATIONAL REALTY

€ 8,700,000 | Mallorca

Ocean 34, an architectural masterpiece in the luxurious marina Port Adriano, is the only contemporary home with open panoramic sea views in the area. This seafront property blends indoor and outdoor spaces with streamlined architecture and striking design elements. The interior living areas are completely open to the outdoor area, which features an infinity-edge pool and a large terrace, creating a natural flow between the two spaces.



*every home has a story*



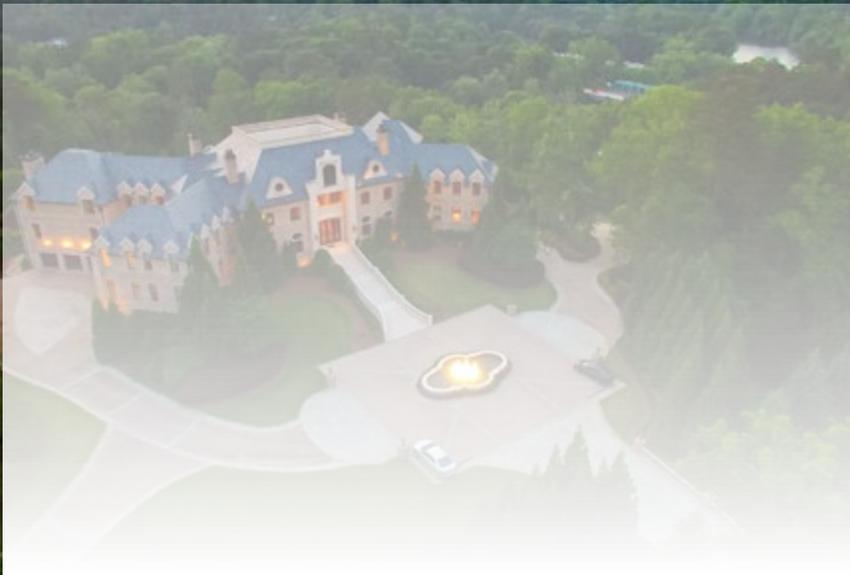
LEW GEFLEN SOTHEBY'S INTERNATIONAL REALTY  
R 120,000,000 | South Africa

**A**n estate of incomparable grandeur and palatial elegance, this gated residence sits on over 1,600 square-meters in one of the most coveted streets in Clifton. Magnificent in scale and unstinting in luxury, the home is created for living and entertaining on a grand scale. The property includes six bedrooms – four upstairs, two on the guest floor and two staff quarters. Additional amenities include a wine cellar, indoor gym with pool and spa and a commercial elevator. Modern contemporary finishes include marble slabs, wooden floors and smart technology. A Lutron lighting system, touch screen alarm, and CCTV all add to the home's beauty and livability. A detached guard house with security room services this community.

SYDNEY SOTHEBY'S INTERNATIONAL REALTY  
Price Undisclosed | Australia

This extraordinary beachfront property on the exclusive Clontarf Point features direct access to the golden sands of Clontarf Beach. Unobstructed views over Middle Harbor stretching from Balmoral to Chinamans Beach and The Spit's marinas create a breathtaking backdrop for entertaining. A striking podium with mosaic-tiled pool captures the essence of mid-century glamour and seemingly floats above the sparkling harbor waters.

*connoisseurs of life*



*Additional Sales of Note...*





#### JULIA B. FEE SOTHEBY'S INTERNATIONAL REALTY

\$21,150,000 | New York, USA

Located on nearly three-acres of waterfront land in one of Rye, New York's most exclusive enclaves, this world-class oasis enjoys show-stopping panoramic views of the Long Island Sound, and 346-feet of direct beach frontage. The superbly built coastal residence contains five-bedrooms, five-full and three-half baths, with a total of 8,400-square-feet of living and entertaining space, complete with panoramic water views extending beyond the distant coastline. Additional highlights include a sophisticated living room and elegant dining room, professionally equipped kitchen with an extensive casual dining area, and the exquisite master suite. A captivating pool, pool house and multiple outdoor entertaining spaces, as well as a guest cottage and staff quarters also reside on the amenity-filled grounds. The exceptional waterfront property lies just 35 minutes from the heart of Manhattan, and conveniently near Rye Village, Greenwich and Westchester County's countless recreational offerings.

*New York*



#### GULF TO BAY SOTHEBY'S INTERNATIONAL REALTY

\$20,000,000 | Florida, USA

The Gasparilla Island Conservation Association purchased a 30-acre industrial site formerly used as a conference center and outboard motor testing facility at the gateway to Gasparilla Island on the Gulf of Mexico in southwest Florida. This property will be restored by the Conservation Association to its natural state and maintained as a wildlife preserve. The purchase was made possible by generous contributions from Island residents to enhance and preserve the causeway entrance to the Island.

*Florida*



#### HÔM SOTHEBY'S INTERNATIONAL REALTY

\$19,997,500 | California, USA

Elegantly relaxed, this Cape Cod-inspired home rests on the white sand of Strand Beach and retains over 9,700 square-feet of oceanfront luxury. Architect Chris Light's design beautifully captures the sights and sounds of the ocean with picture windows and custom retractable walls of glass opening to terraces, decks, infinity pool and spa, and the ocean beyond. The Strand at Headlands is a 24-hour guard-gated community with a private clubhouse and is minutes from Dana Point Harbor, Monarch Links Golf Club and the Ritz-Carlton and St. Regis Resorts.

*California*



#### DREYFUS SOTHEBY'S INTERNATIONAL REALTY

\$19,750,000 | California, USA

On one of the area's most desirable streets in the premier enclave of West Atherton, this magnificent estate combines uncommon elegance with a delightful, family-oriented charm. Comprising three levels, the over 13,000-square-foot main home features six large bedroom suites, including a multi-chamber master bedroom. A dramatic, two-story foyer, oak-lined library, executive office, formal dining room with butler's pantry, powder rooms, and spacious terraces that offer striking entertaining spaces, while an expansive eat-in kitchen, family room, mudroom, attached garage, full laundry room on each level, and separate detached garage are artfully designed for family living.

*California*



#### ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL REALTY

\$18,500,000 | Colorado, USA

**T**his dazzling location on Lower Red Mountain includes over six acres of pristine beauty with Aspen's most coveted views expanding from the Continental Divide and Aspen Mountain, to Mt. Sopris and everything in between. It truly represents the Aspen lifestyle in one property: location, views, water, privacy, space and generous building rights of 15,000 square-feet above grade, 4,000 square-feet below grade, plus a 750-square-foot garage. The property provides limitless opportunities to create a magnificent homestead. Downtown Aspen's world-class amenities are a walk or bike ride away.

*Colorado*



#### ATLANTA FINE HOMES SOTHEBY'S INTERNATIONAL REALTY

\$17,500,000 | Georgia, USA

**P**erhaps the most compelling private residence to ever be offered in the history of Atlanta, this mansion is situated on over 17 private and pristine park-like acres with substantial Chattahoochee River frontage. It offers an unrivaled amenity package, including a resort-style infinity-edge swimming pool, lighted tennis court, fully equipped gym, spa, theater, hobby house, underground ballroom with catering kitchen, formal and informal gardens, entire estate generator, guard house, caretaker's suite and presidential-level security system managing two gated and secured residential entrances.

*Georgia*



#### LIST SOTHEBY'S INTERNATIONAL REALTY

\$17,375,000 | Hawaii, USA

Take in breathtaking views of Oahu's famed Kailua coastline from every vantage point of this artfully designed home inside and out. This grand estate is nestled in a private gated setting, on over one acre and approximately 200 linear feet of white, sandy beach. This meticulously appointed home has five bedrooms and six-and-one-half baths, features a pool side cabana, fire pit, tiki torches, fountains, built-in BBQ and a state-of-the-art security and lighting system. A spa and a private outdoor granite bathtub provide the ultimate tranquil retreat. Natural elements include the use of gleaming hardwood throughout and lush tropical landscaping. Imagine hosting large scale events on the expansive grounds under the stars.

*Hawaii*



#### ONE SOTHEBY'S INTERNATIONAL REALTY

\$16,500,000 | Florida, USA

This spectacular, newly constructed waterfront estate is located in the prestigious guard-gated community of Gables Estates and sits on an oversized lot on a cul-de-sac. Designed by renowned architect Ralph Portuondo, it features impact windows, soaring ceilings, state-of-the-art appliances, theatre, impressive master bed with luxurious appointments, Lutron home automation and a resort-like backyard outfitted to perfection, ideal for entertaining. Enjoy beautiful views of the water and spectacular courtyards and grounds from every part of this magnificent estate.

*Florida*



SOTHEBY'S INTERNATIONAL REALTY – SUNSET BROKERAGE

\$16,335,000 | California, USA

Step into this unique architectural tour de force perched on one of the most exclusive "Bird" streets with gorgeous city views. Designed by renowned architect Zoltan Pali and executed by Dugally Oberfeld with masterful precision using only the finest materials, this sleek contemporary with classic details features rich rift oak floors throughout and glass pocket doors for a seamless indoor-outdoor Southern California lifestyle. An open floor plan includes a spacious dual island custom kitchen, large family room with views of downtown L.A., three en-suite guest beds, and a breathtaking master with disappearing walls of glass on three sides. Additional features include a state-of-the-art home theater, 980-bottle wine cellar, finished four-car garage for the exotic auto collector, pool and spa.

*California*



SOTHEBY'S INTERNATIONAL REALTY – EAST SIDE MANHATTAN BROKERAGE

\$16,190,000 | New York, USA

Located in New York's newest and tallest residential building, this two-bedroom apartment spans 3,576 square-feet and offers beautiful views of Central Park, the Hudson River, and the spectacular southern skyline.

*New York*

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