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## Rich Cribs: Mansion next to Sousa house, and more

By Kristin Taveira and Virginia Dunleavy



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**BOULDER BEACH** You could live next door to the former home of “The March King” — composer John Philip Sousa — but it will cost more than a song. Boulder Beach, the 2.6-acre Sands Point estate that neighbors Sousa’s home, a National Historic Landmark known as Wild Bank, is on the market for \$12.5 million. The eight-bedroom, 7½-bathroom 1930 Colonial boasts some incredible views, especially as the sun goes down, says listing agent Maggie Keats of Prudential Douglas Elliman Real Estate. “Every room but one in the house has a view of the Long Island Sound, the New York City skyline and the bridges,” she says. Though the home has been fully updated, original details remain, Keats says. “The owner painstakingly restored all the millwork ... There’s original glass, with the ripple,” she adds. A wraparound porch hugs three sides of the house. The landscaped grounds include 145 feet of private beach, a dock and a cabana. An infinity-edge pool appears to spill into the Sound; its design mirrors the sunken English garden in the front of the home. There’s a two-bedroom gatehouse with 1½ bathrooms and a three-car garage. “As much as I call it an estate, it’s a family home,” Keats says. “It is not formal. It is grand — every room has high ceilings and incredible views — but every room is lived in.”

-- KRISTIN TAVEIRA



**MILL NECK MANSE** This Mill Neck estate, on the market for \$3.3 million, began life as a two-story frame farmhouse. In the 1920s, it was transformed into a more European-style manse with the addition of two brick wings. These and several other playful and picturesque modifications were designed by noted architect William Lawrence Bottomley. One wing contains a circular-walled library and an adjacent ballroom with eight sets of French doors. The other features a turret attached to a large greenhouse that is “still intact and working,” says Prudential’s Michael Stanco, the co-listing agent with Ludmilla Stanco. The 17-room home includes six bedrooms, six bathrooms and two half-baths, as well as an eat-in-kitchen, formal dining room, family room and five fireplaces. It is on about 7 acres with formal gardens, an open meadow, in-ground pool, a detached, six-car garage and a three-bedroom cottage with a fireplace.

-- VIRGINIA DUNLEAVY