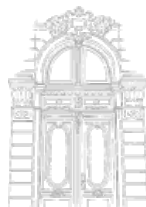


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

WINDWARD FARM, HUNTERDON COUNTY



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# PONCET & PONCET

*L'Immobilier d'Exception*  
— F R A N C E —

WINDWARD FARM, HUNTERDON COUNTY

Nestled within 125 acres of rolling hills in Hunterdon County, New Jersey, equidistant between New York City and Philadelphia, Windward Farm offers the perfect marriage of nature and world class craftsmanship. This secluded estate offers gorgeous views of the surrounding mountains and valleys. Every aspect of the property strikes the perfect balance of refined luxury living and natural elegance, offering both an unparalleled home and unlimited opportunity to entertain loved ones and associates, at gatherings both intimate and formal. Custom features are seen throughout, meticulously incorporating the very finest building materials and resulting in a structure with materials incapable of duplication, surrounded by expansive property perfectly situated to maximize the extraordinary views. The main residence perches at the highest point of the property, and stone terraces face breathtaking sunsets. Extending over a quarter of a mile, the custom wide driveway is flanked by river stone and bordered by open fields, beautiful barns and acres of vineyards. Over 18,000 square feet of living space presents a harmonious blend of natural materials throughout all three levels, including massive solid wood beams harvested specifically for the construction. Hand carved front entry doors integrate eight separate wood panels as art meets function. Hardwood and natural stone floors throughout the house, multiple zones of radiant heat, and 10 zones of central air make this home as comfortable as it is beautiful. Custom stone work, millwork, plaster finishes, doors and windows provide a feeling of both quality and substance rarely seen. The center jewel of the home is the Great Room. With soaring ceilings and one of seven massive stone fireplaces, dramatic custom geometric windows, a double-loft and expansive mountain-views, it can easily accommodate 100 plus guests. Stone arches on either side of the Great Room flow into wide galleries ideally suited for the finest art installations. A library with custom built-in cabinetry and another soaring wood burning stone fireplace offers a quiet space for private study, meetings, and contemplation. The open family room adjacent to the beautiful custom chef's kitchen, offers yet another wood burning stone fireplace and built-in surround sound. Step outside the family room onto a covered stone terrace with outdoor dining area, stone fireplace and magnificent westerly views for enjoying extraordinary sunsets as the day ends and the sun kisses the horizon. This terrace extends the entire length of the home and culminates with a second covered area adjacent to the master bedroom suite. In addition to being an extraordinary place to call home, Windward Farm offers a variety of amenities and features found at the finest of resorts and spas. An indoor regulation Squash court, eight person Swedish wet/dry sauna, 1,000 square feet dedicated to gym/yoga space, game room, outdoor tennis court, a five-person jacuzzi and heated 50'x 25' saltwater pool are some of the amenities available to the future owner of this magnificent property. And Windward Farm is, indeed, a farm. The property offers a massive raised bed organic vegetable garden, apiary, fig orchard, and two vineyard areas dedicated to the growing of vinifera of several varieties along with acres of additional fields waiting to be cultivated. Fresh herbs abound, gallons of pure honey are gifted by the millions of worker bees, and farm fresh eggs are plentiful. The vineyards have been designed with space to accommodate large outdoor functions or intimate vineyard dinners. In addition to two renovated historic barns, the property offers a newly constructed 7,200SF clear span pole barn with 18-foot ceilings, a 20,000-kilowatt solar panel system, and a separately housed commercial generator with 4,000 gal-tank and refueling station. After touring Windward Farm, you will understand that for the fortunate buyer, this property provides an incomparable lifestyle only achieved by few, and an opportunity to continue the legacy of the property with your own creativity and vision. A Christie's International Real Estate Signature Program property.



Prix : \$12,000,000.00 USD

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