



## Taking Custom-Designed Homes to New Heights

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When David Kaminsky and his wife, Ilyssa, decided to move from their condominium in Manhattan, they chose downtown White Plains – specifically, The Residences at The Ritz-Carlton Westchester.

But unlike most buyers at the 42-story condominium tower, the Kaminskys chose to completely customize the entire 2,880 square feet of raw space in their new penthouse residence on the 38<sup>th</sup> floor of Tower II. Thus began a seven-month adventure to create their very own dream home.

Working closely with sponsor Renaissance Rental Partners and the Cappelli Organization, which handles construction, the Kaminskys embarked on a \$600,000 project that customized everything in their new residence.

The island kitchen featured in other Ritz-Carlton residences was transformed with a custom-designed stone countertop angled to match the angle of the dramatic floor-to-ceiling windows in the living area. The kitchen features a custom stove, bar sink, farmer sink and upgraded cabinets. A nook area with a desk was added just off the.

The stunning living room features a gas fireplace surrounded by an elegant wall design treatment. Instead of the standard walnut floors, Kaminsky chose maple, which conveys a lighter, airy feel. The doors throughout the residence are also maple. The master bedroom has his and hers walk-in closets and a separate dressing area for Ilyssa. Everything in the master bath is custom designed, from the mirrors to showerheads to textured glass to crown molding.

One of the more remarkable design elements is the media room. Rather than have a large screen TV, the room uses a large window “black out” shade that retracts from the ceiling with the push of a button to serve as a screen for a projection TV mounted inside the opposite wall. The dramatic effect is like sitting in a movie theater.

David Kaminsky said the project was a labor of love. “My wife really didn’t want to leave the city. But now she just loves living here. This is perfect for us.”

“We have incredible flexibility with the upper floors. Almost anything is possible,” said Kathleen Hennessy, whose company, Hennessy Design Consultants, works closely with buyers at Tower II.

Hennessey said the typical upgrades that are frequently done include:

- Media rooms involving large screen TVs, stereo systems, installing speakers in walls, projection systems.
- Customization of all finishes including stone countertops, flooring and kitchen/bath fixtures.
- Gas fireplaces.
- Dramatic cove lighting

“A lot of people don’t have the imagination or desire to design their own home. It’s very helpful for them to see a finished residence that is staged,” she said.