

KING OF THE MASTERPIECE MANSION

By Marcelle Sussman Fischler

In the ultra-luxe real estate realm, John Kean is a rock star. The president and CEO of Kean Development has designed, built and landscaped stately homes and exclusive residential communities on Long Island's North Shore, in Manhattan, Greenwich and the quintessential playgrounds of the super rich —the Hamptons and Palm Beach.

Among Kean's award-winning dream residences are stone manors, English Tudors, equestrian estates, Nantucket shingle-style villas, French country houses and limestone mansions.

Meticulously crafted, ranging from 10,000 to more than 32,000 square feet, these sophisticated homes possess a timeless elegance yet boast the latest bells and whistles: show and chef's kitchens, smart house systems, geothermal heating and cooling, and putting greens on the roofs.

"Overall, business is very good," says Kean, whose full-service luxury residential design build firm is one of the most successful nationwide. He is building custom and spec mansions in Palm Beach, Southampton, Sagaponack, East Hampton, Amagansett and North Haven. "These are all very big jobs." On 55 acres on the Island's Gold Coast in Lloyd Harbor, Kean is building a supersized waterfront contemporary with walls of glass. "I purchased the property to subdivide and do a community," he explains. "I found a buyer who wanted an estate and bought the whole thing."

In Southampton, Kean created Olde Towne, a 43-acre luxury enclave of 10 turnkey manses, seven on four-acre lots and three on two-acre parcels. Having lined the roads and a circular green with 357 mature trees, "it feels like the neighborhood has been there forever," he says.

A block from the Atlantic, Olde Towne is "close enough to hear, smell and feel the beach," Kean says, yet outside the flood zone and well above the water table, making possible 12-foot finished basements with basketball courts, saunas, spas, wine rooms, bowling alleys and theaters.

The first four homes are seaside shingle-style, one with a slightly more contemporary exterior. A 10-bedroom, 15,500 square foot house has 20-foot wide glass walls that retract into wall pockets for easy indoor-outdoor living. On its banquet-sized terrace, a mesh screen can be lower by a phone app so guests dining al fresco needn't worry about bothersome mosquitos. Across the lawn, by the poolhouse, a gunite pool has an infinity edge, a spa and sun-shelves.

Another mansion was outfitted in contemporary fashion in shades of grey by Kean's daughter, Alden, 28, an interior designer with Ingrao, Inc., an internationally recognized design and architecture firm. "She took on one of the houses and did a fabulous job," Kean notes.

In July, his son, John IV, 22, completed his own first spec house and put the renovated old colonial on the market in Cold Spring Harbor for \$1,995,000. "It has all the details that we do on a \$30 to \$40 million house," says the proud dad. "It is just much smaller."

At Spring Hill in Old Westbury, the 160-acre former Ogden Phipps estate on Long Island's gilded North Shore, Kean sold more than half of the 22 five-to-10 acre lots, priced from \$3 to \$10 million. To date, he built 12 custom mansions in the gated community with a floating boathouse on a six-acre freshwater lake.

He has also expanded into commercial ventures. "It



was a little bit of wanting long term investments," Kean says, "wanting to diversify from what we do every day."

In October, 2018 Kean and the New York-based Fortress Investment Group bought the Tiffany & Co building on Palm Beach's fabled Worth Avenue for \$20 million, restructuring the building for the high-end jeweler. He brought Tory Burch into an adjoining space and is creating a spacious apartment above Tiffany's.

A year ago, Kean finished about 275 rental units plus 20,000 square feet of retail close to restaurants and bars near Duke University in Durham, North Carolina.

"It was the kids' hangout and now it has become the place to go, he says. Kean is also building apartments in Bradenton, Florida and Hauppauge, Long Island and seeking approvals for a mixed-use project in his native Huntington, N.Y.

Kean started his career by mowing lawns while in grammar school. By high school, he was doing landscaping. He realized he had a penchant for home design and building when an estate owner asked him to redo an old cottage.

At 60, Kean feels half his age and "still works the same hours as if I'm 30," he says. "We're always on the hunt for that choice piece of property and the AAA location."





John Kean has set a new standard for excellence regarding his first completed, fully-furnished estate sitting atop of 4 pristinely manicured acres. Perched behind a beautiful gated entry in the heart of Southampton's exclusive enclave, Olde Towne is a true gem. The estate features luxurious appointments, exquisite furnishings, and state of the art amenities that fall into harmonious balance with-in Kean's expert construction. With interiors designed by world renowned designer Anthony Ingrao, this striking traditional residence features eight fireplaces and establishes a crafted balance between common and intimate space. Following a dramatic entry way, individuals are welcomed by a full bar, media room, library and an extensive loggia. The kitchen adds to the marvel of the estate being separated into its own great room, featuring a professional chef's kitchen

and a glass encased breakfast room. Featuring 8 bedrooms with baths en-suite. Two extensive master suites reside on the first and second floor. The lower level contributes to the excellence with three staircases and an elevator connecting residents to an additional 6,000 SF of recreational space. A private theater, gym, professional two-lane bowling alley, full bar, wine cellar, and an incredible billiard room help you escape the stresses of day to day life. The guest amenities do not fall short of pristine, with an attached guest cottage offering a living room, dining room, kitchen and two bedrooms with baths en-suite, all to ensure your guests have a comfortable experience. 60 x 34 Gunite pool, an oversized spa, and sun lounges in the pools novel beach end. The pool house features a great room, lounge, kitchenette, two full baths, a napping/changing room, and a beautiful canopy providing shade for

dining or simply relaxation. Terraced entertaining areas are strategically placed in gorgeous vivid garden beds and expansive open lawns. This newly set standard of excellence continues with an outdoor kitchen, gas fire pit, and sunken Deco Turf tennis court complete with pergola-covered viewing.

