



BYRDCLIFFE

ESTATES

CITY & COUNTRY

American Heritage. Luxury Defined.

Architecture with presence. Craftsmanship with permanence. Beauty that deepens with time.

Byrdcliffe Estates draws inspiration from the enduring qualities of American architecture and place: the proportion of a city townhouse, the character of a historic residence, the relationship between a country house and its land.

Our understanding of luxury begins with these qualities - with materials, privacy, setting and the freedom to live well. This perspective informs a personal approach to residential and commercial real estate across New York, grounded in careful judgment and respect for the individuality of each property.

A world defined by distinction

Byrdcliffe Estates is a luxury real estate boutique specializing in residential and commercial properties across New York State.

Our perspective brings city and country together through a shared interest in architecture, setting and the ways people inhabit a place. A townhouse, a village building and a house surrounded by land may serve different purposes. Each deserves representation that understands its particular character.

This publication introduces the Byrdcliffe approach: precise positioning, editorial presentation and a direct advisory relationship. It is an expression of how we look at property, and of the attention we believe it deserves.

In this edition

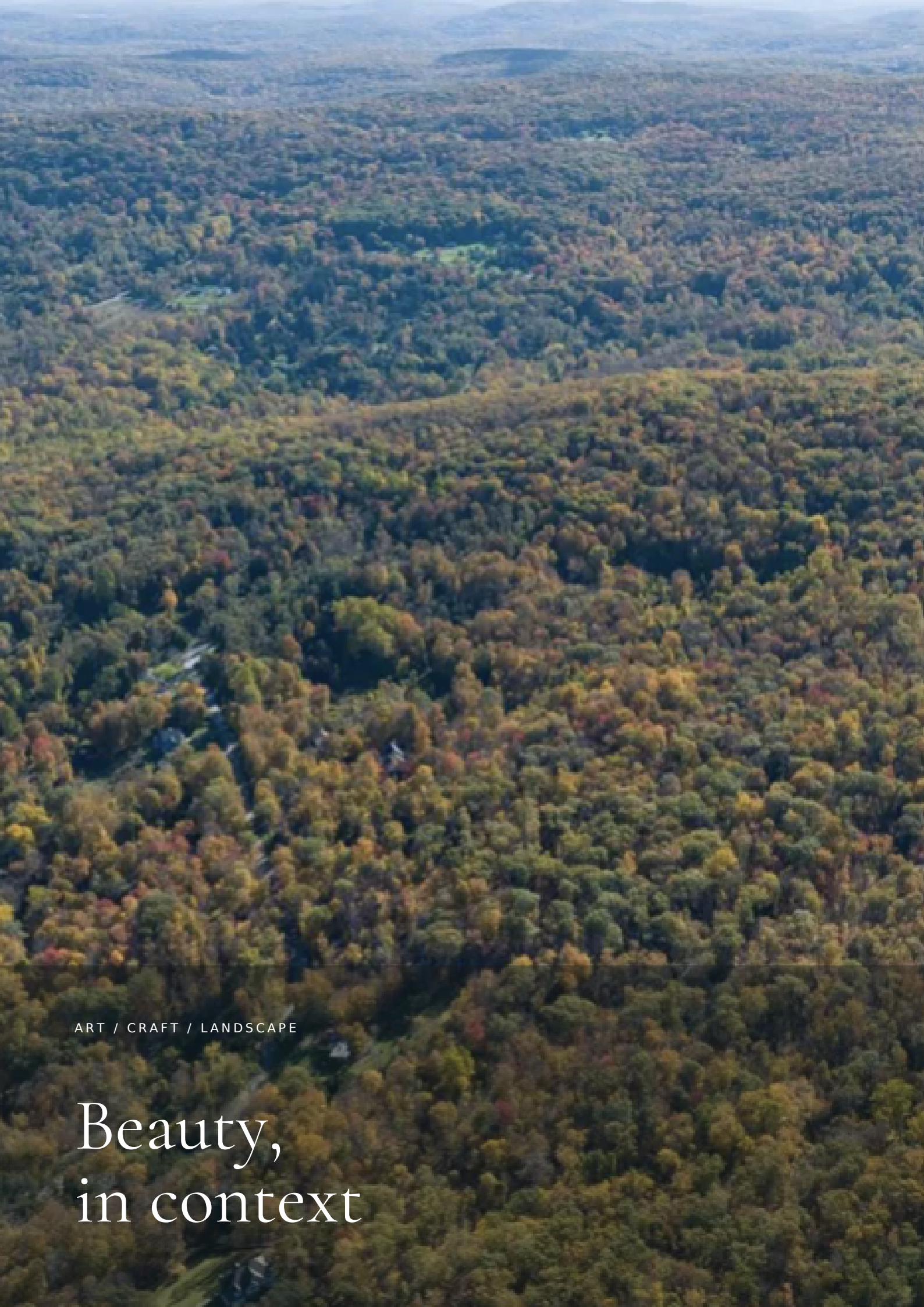
Art, architecture & a sense of place	05
A shared perspective	07
Individual, by design	10
The Byrdcliffe principles	11
Strategic Marketing	13
International Reach	15
Private Advisory	16
Digital Intelligence	18
Editorial Presentation	20
Exceptional Representation	22
The property narrative	23
Byrdcliffe Commercial	25
A private conversation	29

Art, architecture and a sense of place

Byrdcliffe Estates takes its name from the historic Byrdcliffe Arts Colony in Woodstock, New York. Established in 1902, the colony brought artistic practice, craftsmanship and life within the landscape into a shared vision.

That relationship informs our perspective on property. We look beyond rooms and acreage to proportion, materials, setting and the decisions that give a place its character. Beauty emerges through these relationships: the quality of light, the integrity of a material, the balance of a room and its connection to the landscape.

From a city residence to a country house, architecture becomes most compelling when understood in the context of how people live. Our name acknowledges that artistic influence: an appreciation of beauty expressed through the properties we study and the care with which we present them.

An aerial photograph of a vast, dense forest. The trees are covered in autumn foliage, with shades of green, yellow, orange, and red. The forest extends to the horizon under a clear sky.

ART / CRAFT / LANDSCAPE

Beauty, in context



A SHARED PERSPECTIVE

The city

City and country. One Byrdcliffe world.

The appeal of a city residence may begin with its position within a building: the arrival, the height of its rooms, the direction of light, or the relationship between private space and the street. In the country, the same attention extends to approach, topography, outbuildings and the land beyond the house.

These are different settings, not separate standards. Architecture and use belong in the same conversation. A property must be understood both as a physical place and as a decision within a client's life.

Byrdcliffe brings that perspective to residences, townhouses, country houses, estates, historic properties and land. The aim is to identify what matters in each setting, then make those distinctions clear.



ARCHITECTURE & LANDSCAPE

The country



THE BOUTIQUE ADVANTAGE

Individual, by design

The value of a boutique practice lies in the attention available to each engagement. Priorities can be established directly, decisions discussed in context, and a property's presentation shaped around its own qualities.

At Byrdcliffe, the advisory relationship is deliberately personal. The client's timing, expectations and circumstances inform the work from the beginning. Strategy follows the property and the person; it does not begin with a predetermined formula.

The Byrdcliffe principles



STRATEGIC
MARKETING



INTERNATIONAL
REACH



PRIVATE
ADVISORY



DIGITAL
INTELLIGENCE



EDITORIAL
PRESENTATION



EXCEPTIONAL
REPRESENTATION

Six principles guide a single standard of representation. Together, they connect the way a property is understood, presented, introduced and represented.



ARCHITECTURE. DETAIL. ATMOSPHERE.

The art of presentation

Strategic Marketing

At Byrdcliffe Estates, strategic marketing is not volume-driven; it is precision-driven. Each property is positioned with intention, discretion, and architectural clarity, then introduced to a qualified audience through a curated blend of targeted outreach, appropriate luxury real-estate platforms, prestige media opportunities, and sophisticated digital distribution. From museum-grade visual presentation to intelligent audience targeting and bespoke buyer outreach, every detail is designed to elevate perceived value and attract serious, high-caliber buyers. The objective is not simply greater visibility, but the right visibility; creating stronger demand, greater negotiating leverage, and a marketing environment that protects both the value and privacy of the property.

Campaign channels and media opportunities are selected for each engagement; no placement is guaranteed.



POSITIONING

The right audience. The right context.

A property's distinction must be legible before it can become persuasive. Its architecture, condition, location and intended use all influence the campaign. So do the owner's priorities and the realities of the market.

The resulting presentation should give an interested buyer a coherent understanding of the property. The images establish character. The narrative explains it. Accurate information allows the conversation to progress.

International Reach

Exceptional properties frequently resonate beyond the boundaries of their immediate market. Byrdcliffe Estates approaches international reach with the same selectivity applied to every aspect of representation: identifying the audiences, markets, and channels most likely to respond to the architecture, location, provenance, and lifestyle represented by a property. Through sophisticated digital distribution, international-facing property platforms, targeted exposure, and presentation designed to communicate across markets, Byrdcliffe positions significant real estate for consideration by a wider audience without sacrificing discretion or context. The emphasis is never exposure for exposure's sake, but thoughtful placement; extending the reach of a property while preserving the character and quality of its presentation.

International reach describes a marketing approach, not international offices, affiliations or a proprietary global network.

Private Advisory

At Byrdcliffe Estates, representation begins with understanding the client as carefully as the property. Every engagement is approached privately and individually, with strategy shaped around the client's priorities, timing, circumstances, and long-term objectives. Significant property requires more than representation; it requires stewardship. From the earliest consultation through negotiation and closing, Byrdcliffe provides considered guidance, meticulous attention to detail, and discreet coordination of the many elements surrounding a transaction. Rather than placing clients into a standardized process, the advisory relationship is deliberately personal, allowing every decision to be made with greater clarity, confidence, and attention to the nuances that distinguish one property and one client from another.



PERSONAL REPRESENTATION

Room for conversation

Digital Intelligence

Modern real-estate marketing requires more than a digital presence; it requires an understanding of how buyers discover, evaluate, revisit, and ultimately respond to property. Byrdcliffe Estates combines contemporary digital tools with market intelligence and disciplined audience strategy to inform how a property is positioned and distributed. Digital presentation, buyer behavior, market data, targeted outreach, and platform performance can contribute to a more precise understanding of where interest is developing and how a campaign should evolve. Technology is used in service of judgment rather than as a substitute for it; allowing Byrdcliffe to respond intelligently to the market while maintaining the refined, personal approach expected in the representation of significant property.



A CLOSER LOOK

Architecture in detail

The strength of a place is often found in what remains consistent: proportion, material, craftsmanship and the relationship between the parts.

Editorial Presentation

A remarkable property should be presented as more than a collection of rooms and specifications. Byrdcliffe Estates approaches presentation editorially, considering architecture, interiors, landscape, history, craftsmanship, setting, and atmosphere as parts of a single story. Photography, film, written narrative, design, sequencing, and visual identity are developed to reveal the character of a property with clarity and restraint. The intention is closer to an architectural feature or luxury publication than a conventional listing presentation. By presenting a property as a complete place; rather than simply an asset offered for sale; Byrdcliffe creates a more compelling and lasting impression, giving prospective buyers a deeper understanding of what makes the property distinctive.

An aerial photograph of a vast, dense forest. The trees are covered in autumn foliage, with a mix of green, yellow, orange, and brown. The forest extends to the horizon under a clear sky.

LANDSCAPE & SETTING

A sense of place

Exceptional Representation

Exceptional representation is the standard that connects every part of the Byrdcliffe approach. It means thoughtful strategy before a property enters the market, rigorous attention to presentation, discretion in communication, careful stewardship of negotiations, and personal involvement throughout the transaction. No two properties; and no two clients; require precisely the same approach. Byrdcliffe therefore favors considered judgment over formula, quality over volume, and long-term reputation over short-term expediency. The goal is to represent every client and every property with intelligence, care, and distinction, maintaining the same level of attention from the first conversation through the final details of closing.

The property narrative

A property's story begins with observation. What does the approach reveal? How do the rooms connect? Which materials, views or architectural decisions give the building its identity? The answers direct the work.

Photography can move from the wider setting to the arrival, then through the principal spaces and into the details that distinguish them. Film can reveal movement and relationships that a single frame cannot. Written narrative supplies context while keeping verified facts separate from interpretation.

Presentation should never obscure practical information. Dimensions, condition, use and other material details belong alongside the visual story. A compelling impression is most valuable when it rests on a clear understanding of the property.



DESIGN & INHABITATION

Beyond the principal rooms

An entry, a stair, a garden boundary or a view through an open door can reveal as much about a property as its largest room. Editorial presentation gives these relationships their place.

The aim is not to photograph everything indiscriminately. It is to choose a sequence that allows the whole property to be understood: architecture and landscape, public rooms and private spaces, everyday use and memorable detail.

Byrdcliffe Commercial

Distinctive properties. Disciplined commercial strategy.

Commercial real estate calls for architectural understanding and a clear account of the property as a business decision. A mixed-use building, village storefront, inn or hospitality property must be presented through both lenses.

Byrdcliffe's boutique commercial approach connects New York City and upstate New York through personal representation, clear positioning and an editorial standard of presentation. The emphasis is on the individual asset, its context and the client's objectives.

Verified property information is central to that work. Existing use, occupancy, income, expenses and supporting documentation must be distinguished from possibilities that require further investigation. Architectural appeal can attract attention; substantive information gives the conversation a foundation.



COUNTRY PROPERTY

Hospitality
& place

Land, setting and possibility

Country property extends beyond the footprint of a house. The approach, the boundaries, woodland, open ground and the relationship to surrounding places all shape its character. An outbuilding or a former agricultural structure may be central to its identity.

That character deserves careful presentation without turning possibility into a promise. Proposed uses, alterations or development require their own investigation. The same distinction applies in the city, where a building's architectural appeal must be understood alongside its practical constraints.

Byrdcliffe's editorial perspective brings the setting into view. Its advisory approach keeps the discussion grounded in what is known, what matters to the client and what remains to be established.

A search shaped around your life

An effective property search begins with a precise brief. How will a place be used? What must it accommodate? Which qualities are essential, and which may change as the search develops?

For a city residence, the answers may concern light, layout, building character and access to daily life. In the country, they may extend to acreage, privacy, travel, maintenance and the relationship between a house and its land. For commercial property, use and operating requirements come into sharper focus.

The purpose of advisory is to make these priorities explicit, evaluate opportunities against them and maintain a clear basis for each decision. Personal representation gives the client room to refine the brief without losing sight of the objective.

A private conversation

For the sale or acquisition of property in New York, begin with a direct conversation about the property, your priorities and your timing.

contact@byrdcliffeestates.com

+1 332-251-7021

byrdcliffeestates.com

RESIDENTIAL & COMMERCIAL / NEW YORK

Notes on this edition

The Byrdcliffe Publication
City & Country / First edition / 2026

This original publication introduces Byrdcliffe Estates and its approach to residential and commercial representation. It is not a catalogue of properties currently offered for sale.

Imagery is drawn from the existing Byrdcliffe website and brand materials. The salon and forest inn are architectural illustrations; they do not depict current listings.

Byrdcliffe Estates is a luxury real estate boutique and brand. Licensed real estate services provided by and affiliated with Premier Agent Network.

Stephanie VeZolles / License No. 10401339623
Direct: +1 332-251-7021
Premier Agent Network / Brokerage: 877-663-9366
contact@byrdcliffeestates.com
byrdcliffeestates.com

Historical reference: Woodstock Byrdcliffe Guild, Our Story (woodstockguild.org/about-us/). The name expresses artistic inspiration; Byrdcliffe Estates is not affiliated with the Guild or the Arts Colony.



BYRDCLIFFE

ESTATES

CITY & COUNTRY