

**WHAT YOU GET**

# What You Get for ... \$1 Million

**By Mike Powell**

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**LOS ANGELES****WHAT:** A three-bedroom two-and-a half-bath house with a guest bungalow**HOW MUCH:** \$999,000**SIZE:** 2,665 square feet (combined)**PRICE PER SQUARE FOOT:** \$374.86**SETTING:** The property is in West Los Angeles, an area bordering Santa Monica. The neighborhood is mostly residential with commercial strips nearby; Pico Boulevard is a block away. Santa Monica State Beach is about a 10-minute drive. The guest bungalow, across the driveway from the main house, has two bedrooms and two baths.**INSIDE:** The house, designed by Emily Jagoda for herself, was completed in 2009. The main level has an open floor plan and concrete floors with radiant heating. Two bedrooms, a bathroom and the laundry area are on the second level; the master suite is on the third floor.**OUTDOOR SPACE:** A sitting area and pergola, and an outdoor shower.**TAXES:** \$12,487.50 a year (estimated)**CONTACT:** Crosby Doe, Crosby Doe Associates, (310) 275-2222; [architectureforsale.com](http://architectureforsale.com)**HARMONY TOWNSHIP, N.J.****WHAT:** An 18th-century house with four bedrooms and one and a half baths on six acres**HOW MUCH:** \$999,000**SIZE:** 3,834 square feet (estimated)**PRICE PER SQUARE FOOT:** \$260.56**SETTING:** Harmony Township, a town in southwestern New Jersey along the Delaware River, borders Pennsylvania. The surrounding area is mostly rolling farmland with the occasional subdivision. The nearest commercial districts are in Phillipsburg, just over 10 minutes away, or Clinton, just over 20 minutes. New York City is about an hour and a half. The property has a barn, used for storage.**INSIDE:** The stone house, once a Quaker meetinghouse, was built in the 1750s, according to the listing agent. It was renovated eight years ago. Original flooring was retained; the glass from several windows in the barn was reused in the main house. The main floor has radiant heating and a virtually open floor plan, thanks to hinged partition walls that are

replicas of those used in meetinghouse days. Three bedrooms two with fireplaces (the house has seven in total) are on the second floor. The attic, on the third floor, was converted to a family room and a bedroom.

**OUTDOOR SPACE:** The house is on 6.2 acres, mostly cleared pasture, backing up to the Merrill Creek Reservoir and a nature preserve.

**TAXES:** \$4,010 a year.

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### **EL GUIQUE, N.M.**

**WHAT:** A three-bedroom two-bath house and a studio on 12 acres

**HOW MUCH:** \$998,000 (with additional acreage negotiable)

**SIZE:** 4,480 square feet

**PRICE PER SQUARE FOOT:** \$222.77

**SETTING:** This property, with 300 feet of frontage on the Rio Grande, is in El Guique, a small residential and agricultural community about 40 minutes from Santa Fe. The nearest commercial district is in Espanola, about 15 minutes away. Nearby are national forests and Ohkay Owingeh pueblo, which has an arts center. Additional structures include a one-bedroom one-bath studio, a woodworking shop and an office.

**INSIDE:** The house was built of adobe in two stages by the current owner, starting about 30 years ago. It has a traditional Southwestern plan centered around a plazuela, or interior courtyard, with flagstone porches, grass walkways and an outdoor fireplace. The main level has a beamed ceiling. Two bedrooms are downstairs; the master suite, with a dressing room, bathroom and balconies, is upstairs. The Truchas Mountains can be seen from many of the windows. The heating system is a mix of active and passive solar heat; the adobe bricks were forged on site with the help of local craftsmen.

**OUTDOOR SPACE:** The property is 12 acres, mostly cleared or pasture. There are several varieties of trees, including apple, peach, pear and apricot, and two ponds.

**TAXES:** \$5,230 per year (estimated)

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