

Refining the Face of History

Award Winner



Blackburne Farm

CAMPBELL HALL, NY



RIGINALLY SETTLED IN 1916 AND EXPANDED THROUGH THE NEXT 4 DECADES, BLACKBURNE FARM IS NOW HOME TO SIX LUXURY BOUTIQUE RESIDENCES REDEFINING CONDOMINIUM LIVING.

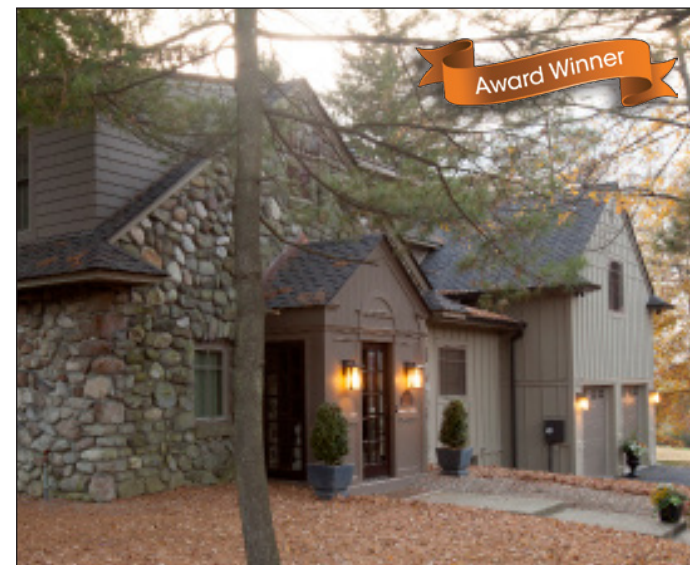
Located on 40 rolling acres in the magnificent countryside of New York's Hudson Valley, each home has been meticulously renovated with an eye toward creating a unique, intimate environment while retaining its original personality.

Although each residence commands an identity all its own, common features throughout include innovative architecture and design features with exquisite

architectural moldings, master baths with Carrera marble counters, custom kitchens that include granite counters, elegant glass tile and stainless steel appliances and two car garages with full attic storage.

Solid paneled interior doors, Pella windows and blinds, energy efficient heating and air conditioning systems and beautiful hardwood floors continue the theme of quality and elegance throughout the entire property.

Blackburne Farm is expanding to include an active adult community, with plans to build 26 custom homes on the 40 rolling acre site. Each home will be meticulously designed for comfortable living in a neighborhood setting. Landscaping, snow removal and grounds maintenance are all planned services to take the burden off of home owners. Social activities such as cooking lessons, pilates, book clubs and yoga classes will be available along with an exercise facility. ■



Award Winner



The Ottawa Family

My family is very pleased with the dramatic improvements Joe Matta and the Masterwork Home craftsmen have made to our former family home and business offices.

They have created a very attractive and practical set of condominiums with very high quality design, materials, colors and workmanship. The renovation of the outside of our old buildings brings them together in a coherent style and color they never had before and the whole building is very sensitive to the site and its open space surroundings. ■■



“The luxuries are all top quality and a pleasure to live in, but the support is what makes this so perfect a solution for us. From management right down to the groundskeepers, everything is done at a level far above our expectations.”

Darlene Rossi



Joe’s Viewpoint

JAMES AND RUTH BLACKBURNE OTTAWAY WERE TWO OF THE MOST GRACIOUS PEOPLE I’VE

EVER KNOWN AND THE WORLD WAS A LITTLE LESS BRIGHT WHEN THEY PASSED AWAY.

So when I began searching for a new project, I reached out to the family to ask if they’d be willing to part with the property that had served for decades as their residence, horse farm and corporate headquarters.

Like many older properties that evolve over scores of years, each building had its own distinct personality and architectural style. This made for quite a design challenge. The buildings would be converted into condominiums and had to be treated in a way that would preserve each structure’s unique character, but still live together in visual harmony.

At the suggestion of long-time mentor and collaborator, Michael Bertolini, we chose a common color scheme of earth tones and, although each building was dressed in slightly different styles, wood siding was used to compliment the existing natural stone work. To cap the renovation off, the interiors were all fitted with the finest quality accoutrements and built in amenities.

I believe the Ottaways would have approved. ■■