

Looking for the perfect new home? Lavinia Smerconish, one of the Main Line's premier Realtors, has some extraordinary homes for your consideration.



1520 Monk Road, Gladwyne, Pa.
Square Footage: 14,738; finished lower level: 3,365
Bedrooms: six
Bathrooms: seven full baths, four half-baths
Listing Price: \$9,990,000 on a single parcel of 8.03 acres; or \$12,700,000 with an adjacent, separately deeded 6.6-acre lot

TRULY DISTINCTIVE

by **BRITTANY ANN MORRISEY**

Having grown up and then raised four kids of her own on the Main Line, Lavinia Smerconish is exactly what any discerning home buyer or seller wants in a real estate agent: someone who is plugged in to her community and has a high level of expertise from years of buying and selling homes in the Greater Philadelphia Area's most desirable neighborhoods. Those assets are exactly what have brought her so many repeat clients over the years.

"Not only do they come back again, but I'm now helping their children," says Smer-

conish, a Realtor with Fox & Roach. "I started this when I was very young and had sort of a young client base. And now these kids are getting married and their parents are coming back and I'm helping their kids find houses. Being brought into somebody's life in a generational way, it's heartwarming."

Smerconish, who has a team of nine professionals working out of her office, is an expert in the listing and sale of homes on Philadelphia's Main Line and surrounding counties. And although she does everything from high-end 40,000-square-foot homes to

\$1,500-a-month rentals, Smerconish is always energized by the opportunity to work with one-of-a-kind properties.

"My approach to marketing is one that seems to be a good fit for unique properties," she says.

A Stunner in Gladwyne

One current listing that has her excited is a gorgeous Artisan Revival-styled, three-story, six-bedroom home located on Monk Road in Gladwyne. This premier custom-built home is available on a single parcel of 8.03 acres or

with an adjacent lot of 6.6 acres.

Smerconish says the previous owners who built the home used it as a repository of their eclectic travel experiences, so every detail was carefully considered in the building process as a way to bring mementoes from their far-flung travels into the house.

"The home is more curated than constructed," she says. "These people traveled extensively, pulled different sorts of meaningful design types or styles from their travels and incorporated it all into their house."

The property's allure begins long before you step foot into the home. Smerconish says prospective buyers will be taken in as they drive up to the home. To get there, one must pass a gate and then turn left through shoulder-high stone walls that are finished with brick lattice.

"The approach is absolutely beautiful," Smerconish says. "It's very private, and it's very beautiful. You'd have no idea what lays beyond that fencing."

As you enter the home, the architecture is striking because of the turn of the century craftsmanship that was used.

"You go inside and you're unclear as to whether this has been an existing residence that is 80 or 100 years old," she says. "But the form and function of it is new construction, as it's only 14 years old."

With design that pivots easily from contemporary to traditional, the home features reclaimed floors, sensitive mosaic domed ceilings, stone floors, extensive millwork, quatrefoil plaster ceiling and wrought-iron detailing. It also boasts plenty of available wall and gallery space to showcase art pieces, photography and more.

"It has specialty lighting to highlight different pieces of art," Smerconish says. "But in the stone bar as well as in the dining room, entertaining is done by candlelight. It's a very, very cool house."

Also included in the more than 14,700 square feet of living space is seven full bathrooms

and four half-baths, an indoor pool, a steam shower, a gym, an in-home theater with stadium seating, a game room, a batting cage and a sweeping, bluestone terrace. The home is partially powered by solar panels and has a total of five fireplaces in the living room, the family room, the master bedroom, the library and on the terrace.

Located on a dead-end street, the home's private lot is surrounded by mature landscaping, but it's also centrally located to nearby attractions in Philadelphia and on the Main Line. Despite its secluded location, it's only two turns from the entrance of the Schuylkill Expressway and just 20 minutes away from Center City.

"It is a very livable, very conscientiously designed family house," Smerconish says.

A Taste of the Hamptons in Haverford

Another one of Smerconish's properties that she is eager to show off to potential buyers is an elegant Colonial-style home with a painted stone and clapboard-clad exterior. Located in Haverford, this property is within walking distance of Merion Golf Club, the historic private golf course that has hosted some of professional golf's most memorable events, including the 2013 U.S. Open.

Positioned on a double lot, the 92-year-old home has been completely renovated. The three-story structure has seven bedrooms and six bathrooms, in addition to a swimming pool, tennis courts, a pool house and a guest house.

"It has sort of an ease about it," Smerconish says. "It has strong architectural elements but doesn't take itself too seriously."

At approximately 7,300 square feet, this house is not too much or too little, according to Smerconish.

"It's not a huge house, and yet it's very impressive when you drive by it with the sprawling lawn and deep patios with striped awnings," Smerconish says. "It's almost more Hamptons

than Philadelphia's Main Line."

The construction of the home is wood and stone and the roof is cedar shake.

"It's a very welcoming, humble, unpretentious house but it has very strong design elements on the inside," she says.

These two featured listings, among others, can be viewed any time on her website, LaviniaSmerconish.com. Smerconish welcomes prospective buyers to call for more information. ■



→ Lavinia Smerconish

(610) 520-3708

LaviniaSmerconish.com

350 Harvest Lane, Haverford, Pa.

Square Footage: 7,329

Bedrooms: five in main, one in guest

Bathrooms: four full, two half-baths in main; one full in guest

Listing Price: \$5,250,000

