



\$177 Million
Marc Andreessen
spends big in
Malibu. **M2**

MANSION

\$10.5 Million
Actress Hilary
Swank lists L.A.
house. **M3**



HOUSES | MARKETS | PEOPLE | REDOS | SALES

THE WALL STREET JOURNAL

Friday, November 5, 2021 | **M1**

The Riverfront Home That Could 'Never Be Built Again'

The 10.7-acre property, owned by Jacob and Monica Frydman, was grandfathered to allow the home to be constructed directly on the banks of the Hudson River



\$45 MILLION

15,000-sq.-ft. main house, 4,800-sq.-ft. outbuilding, two pools, carwash, riverfront location



The living area in the main house has expansive views out to the river.



The billiards room has leather flooring and a cowhide-covered wall.

By E.B. SOLOMONT

To reach Monica and Jacob Frydman's house in New York's Hudson Valley, visitors drive a quarter mile down a private road, across a set of train tracks and past an electronic gate, flanked by sculptures of mythological temple guards, straight to the bank of the Hudson River.

There, the roughly 15,000-square-foot, limestone-and-glass structure hugs the jagged shoreline, as waves lap below a travertine patio close to

the water. On a blustery fall day, gusts of wind whip around a bend in the river as boats arrive and depart the nearby Poughkeepsie Yacht Club.

In 2005, the Frydmans bought a 5-acre waterfront parcel for \$1.5 million, and over time amassed a 10.7-acre property they named Ledgerock, a nod to a massive rock on their lot along the river's edge. After tearing down three existing buildings, they built a modern house with expansive terraces, an outdoor sculpture garden and a roughly 4,800-square-foot outbuilding that includes a two-bedroom guesthouse, a garage and a

carwash.

Located in Hyde Park, N.Y., about 9 miles outside of Rhinebeck, the house was completed in 2010 and it is now hitting the market for \$45 million, said listing agent Jason Karadus, co-owner of Corcoran Country Living, who is marketing the property with colleagues Laurel Kerr and Karolina Czekaj.

If it sells for anywhere near that amount, it will shatter the current record in Dutchess County. The most expensive sale to date was the \$18.375 million

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THE WALL STREET JOURNAL

PRIVATE PROPERTIES



The Azrias bought the property for \$41 million in 2013.

FROM TOP: SCOTT FRANCES/OTTO (DESIGNED BY SCOTT MITCHELL); ELOTT HOLTZMAN

Marc Andreessen Sets Record With Malibu Buy

Venture capitalist Marc Andreessen and his wife, Laura Arrillaga-Andreessen, have purchased a Malibu, Calif., compound for \$177 million, according to people familiar with the deal.

The deal, which closed in late October, set a California sales record and is the second-highest priced home

sold in the U.S., following billionaire Ken Griffin's roughly \$238 million purchase of a New York City penthouse in 2019.

Located in Paradise Cove, the property is approximately 7 oceanfront acres. There are multiple structures, including a roughly 10,000-square-foot main residence, two guesthouses, a cinema and a spa.

Mr. Andreessen is the co-founder of venture-capital firm Andreessen Horowitz. Ms. Arrillaga-Andreessen is a faculty member at Stanford Graduate School of Business and founder of the Stanford Center on Philanthropy and Civil Society. The couple also owns a home in Atherton, Calif.

The sellers were fashion mogul Serge Azria and his wife, Florence Azria, who bought the property for \$41 million in 2013 from a trust tied to



"It's sort of a campus of buildings," said Scott Mitchell, the architectural designer who worked on the project. He said the main house has bleached-oak floors, as well as motorized steel windows and doors to create indoor-outdoor living areas.

Mr. Azria said he decided to sell because he is working on another project: a circa 1927 Span-

ish-style house in Bel-Air. "I'm the kind of person who likes to move on and do something different," he said.

Kurt Rappaport, co-founder of Westside Estate Agency, represented the seller.

Previously, the record in California was set by Amazon founder Jeff Bezos, who purchased the Warner Estate in Beverly Hills from media mogul David Geffen for \$165 million last year, reported The Wall Street Journal.

—E.B. Solomont

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