SAC Development

Susie Cappelli

with

Alpine Construction

Thomas DeMasi

www.susiecappellidevelopment.com

2015

Presented by Joan O'Meara and Houlihan Lawrence, Inc.

Susan Cappelli
Owner of SAC Development

Susie Cappelli brings abounding energy to the residential building industry. The Cappelli name, synonymous with respected partners and high quality construction, has long been established as a leader in real estate development.

As an honors graduate from Massachusetts College of Pharmacy, Susie owned and operated her own business for 13 years. Being driven to satisfy her creative side, she took her keen attention to detail and organizational skills and joined her family's real estate development firm in 1995. Susie immersed herself in the architectural department, enrolled in mechanical drawing classes and savored the opportunity to work with her siblings. Branching out on her own in 2000, she shifted her focus to residential real estate.

Accomplishments include 3 homes in Emerson Estates in New Rochelle, a stunning 10,000 SF Eastchester residence, renovation work in Briarcliff Manor, design work at the Trump Tower in White Plains and the development of a 5-home subdivision in White Plains.

Her dynamic creativity has been a part of Rye, NY since 2005, where she has been greeted with much success and enthusiasm. With several homes sold pre-construction, she is rapidly being recognized as a sought after builder.

The Susie Cappelli distinction is seen in the high-end work she designs and constructs; she is hands on from land acquisition and architectural design through construction management and interior finishes. She is side by side with the homeowner every step of the way… and the pride and satisfaction comes forth as she hands over the keys upon the home's completion.

Thomas DeMasi
Owner & Founder of Alpine Construction

Thomas DeMasi brings incredible experience to Rye residential development with his partnership with Susan Cappelli. As owner / founder of Alpine Construction for over 20 years, Tom is a well respected and highly referred custom home builder. His scope of work ranges from 20,000 SF Greenwich mansions to luxury spec homes and extensive renovations and additions.

Tom's span of knowledge and proficiency is unprecedented. He is hands on from site work and excavation through construction management to completing superior details and finishes while working with the finest designers. The result is exceptional completion of spectacular homes.

His trusted guidance and expertise combined with Susan's abilities create a synergy within the Rye real estate market that delivers excellence in residential construction.

"When I am building someone's dream home, it becomes more than just construction management and change orders. The focus becomes the integration of personalities, being trustworthy and honoring the relationships that have developed between the parties. The end result is beauty and function beyond the client's dream…and fulfillment that inspires me and propels me to my next project."

Past Projects

390 PARK AVENUE, Rye, New York
Stone pillared entry welcomes you into this stunning custom designed home. Amenities include a gourmet kitchen, family room with French doors to a 910 square foot patio, library with coffered ceiling and heated 3-car garage,
SF: 4,800 Bdrms: 6 Bths: 5.1

36 COWLES AVENUE, Rye, New York
Lovely Colonial on over half an acre just steps from town and schools. Exquisite finishes include natural stone baths and designer kitchen. This home is perfect for entertaining and has private level yard.
SF: 6,498 Bdrms: 6 Bths: 5.1

20 CENTRE STREET, Rye, New York
Spectacular Colonial in the heart of Rye. This home offers 4,700+ square feet of luxurious living space, gracious formal rooms, gourmet kitchen, full finished lower level, custom architectural details, top-of-the-line amenities, and superb craftsmanship.
SF: 4,766 Bdrms: 5 Bths: 4.1

70 BRADFORD AVENUE, Rye, New York
Carefully designed, this outstanding five-bedroom Colonial will exceed your expectations. Superb craftsmanship, luxurious amenities, fine architectural details, hardwood floors, flagstone patio, and beautiful property.
SF: 5,489 Bdrms: 5 Bths: 5.1

Past Projects

446 PARK AVENUE, Rye, New York
Attention to detail is evident in every inch of this exquisite Colonial. This home boasts top-of-the-line amenities, Red Oak wood flooring, bright and spacious rooms, landscaped property, and flagstone patio.
SF: 5,816 Bdrms: 5 Bths: 4.1

4 FIELDSTONE ROAD, Rye, New York
This exceptional Colonial features a large inviting front porch. Located in the heart of Rye, this custom built home offers coffered ceiling in family room, raised panel entry way and brilliant craftsmanship in every detail.
SF: 4,776 Bdrms: 5 Bths: 4.1

5 RED OAK DRIVE, Rye, New York
A thoughtfully designed shingle Colonial with custom mill work, tray ceilings in master suite, large spacious rooms, Red Oak wood flooring, fully landscaped property, flagstone patio, sprinkler system, and much more.
SF: 3,740 Bdrms: 5 Bths: 3.1

80 ELMWOOD AVENUE, Rye, New York
Remarkable Colonial offers superb craftsmanship, custom details and top of the line amenities. Exquisite detailing includes tray ceiling in master bedroom/bath, carriage style garage doors and custom mill work. Property is fully landscaped with a large flagstone patio.
SF: 3,102 Bdrms: 5 Bths: 3.1

Past Projects

2 GREENLEAF STREET, Rye, New York
White cedar shake and stone Colonial on .38 acres. Extraordinary detailing in every facet of this home is evident in both the craftsmanship and the amenities. Home features kitchen with sun-filled breakfast room, family room and study with French doors opening to a fabulous terrace.
SF: 5,388 Bdrms: 5 Bths: 4.1

4 STONYCREST ROAD, Rye, New York
Spectacular cedar shake and stone Colonial in Rye, New York. Two-car attached garage. Custom millwork, beautiful craftsmanship and state-of-the art amenities. Home cited on .31 acres.
SF: 4,964 Bdrms: 5 Bths: 4.1

5 FIELDSTONE ROAD, Rye, New York
Five bedroom cedar shake and stone Colonial. Exquisite craftsmanship, top-of-the-line amenities and custom millwork. Features include coffered ceiling in family room, tray ceiling in master suite, Red Oak hardwood floors, masonry and gas fireplaces, gourmet kitchen, and more.
SF: 4,291 Bdrms: 5 Bths: 4.1

9 REYMONT AVENUE, Rye, New York
Features include covered front porch, hardwood floors, family room with Coffered ceiling and masonry fireplace and finished basement replete with bedroom, bath, playroom and exercise room. Cedar shake & stone exterior. Fully landscaped with sprinkler system and flagstone patio.
SF: 3,578 Bdrms: 5 Bths: 4.1

Past Projects

140 FLORENCE AVENUE, Rye, New York
Thoughtfully designed Colonial on .21 acres in Rye, New York. Home features Red Oak hardwood flooring, designer kitchen, custom mill work, two fireplaces and more. Walk to school, train, and Rye Golf Club.
SF: 4,121 Bdrms: 5 Bths: 4.1

458 PARK AVENUE, Rye, New York
Superb Colonial sited on .412 acres. This home features top-of-the-line amenities, Red Oak hardwood flooring, bright and state-of-the-art kitchen, spacious rooms, full lower level, and landscaped property with flagstone patio.
SF: 5,800 Bdrms: 5 Bths: 4.1

11 HENRY STREET, Rye, New York
Colonial features two fireplaces, Red Oak flooring, family room with coffered ceiling, gourmet kitchen with pantry and breakfast room, mudroom, finished lower level with exercise room, bedroom, bath and playroom.
SF: 3,479 Bdrms: 5 Bths: 4.1

Current Projects: New Construction

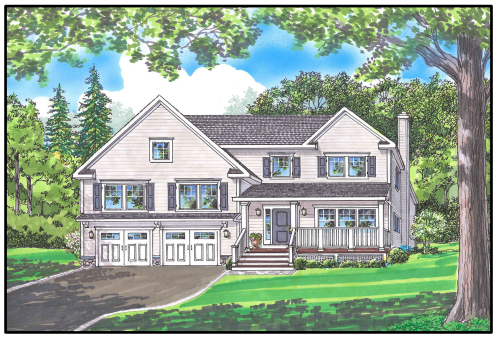
36 MAPLE DRIVE, Rye, New York
A thoughtfully designed shingle Colonial with custom mill work, large spacious rooms, two fireplaces, study, master suite, second floor laundry, finished lower level with playroom, bedroom and full bath.
On the Market
SF: 3,740 Bdrms: 5 Bths: 4.1

265 MILTON ROAD, Rye, New York
Sited on .64 acres in the heart of Rye, New York. Six bedrooms, 6.2 bathrooms, three fireplaces, gourmet kitchen, master suite, full lower level, exquisite detailing, custom millwork and fully landscaped.
On the Market
SF: 8,026 Bdrms: 6 Bths: 6.2

63 FLORENCE AVENUE, Rye, New York
Walk to train, school and Rye Golf Club from this stunning colonial. Inviting front porch, 2 fireplaces, gourmet kitchen, study, master suite, 2nd floor laundry room, finished lower level with bedroom and much more.
On the Market
SF: 5,814 Bdrms: 5 Bths: 4.2

Current Projects: Renovations

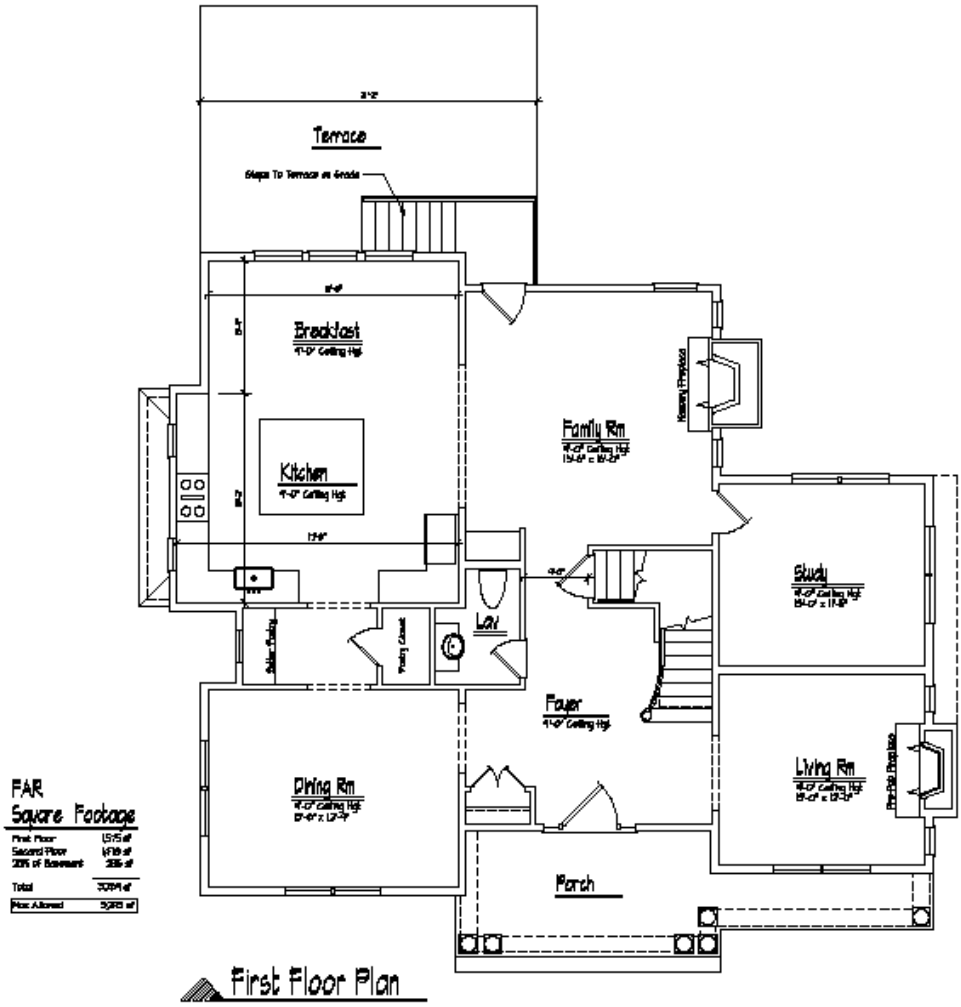
39 COUNTRY RIDGE DRIVE, Rye Brook, New York
Completely renovated & expanded home overlooking golf course. Four bedrooms including master suite with luxurious bath. Mahogany front porch , new family room with coffered ceiling & fireplace opens to gourmet kitchen. New recreation room and mudroom in lower level.
On the Market
SF: 3,420 Bdrms: 4 Bths: 3.1



12 DOGWOOD LANE, Rye, New York
To-be renovated 7,542 sf classic Colonial situated on 1.72 acres within walking distance to town & train. Top-of-the-line finishes, exquisite craftsmanship and attention to detail. Home features 2-story entry hall, coffered ceilings, 3 fireplaces, new patio & outdoor kitchen, luxurious master suite, new gourmet kitchen, completely renovated baths and much more.
On the Market
SF: 7,542 Bdrms: 6 Bths: 6.2

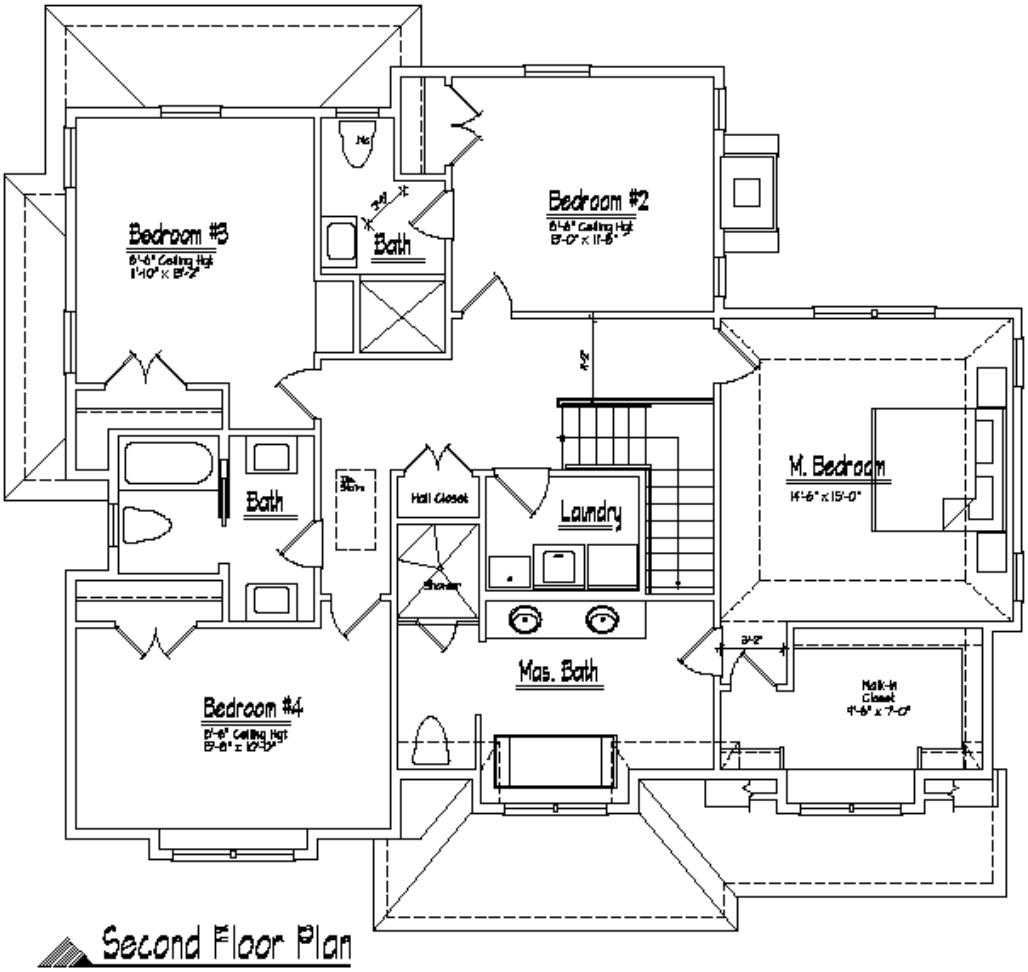
Current Project…Details
36 Maple Drive

36 Maple Drive Floor Plans – First Floor



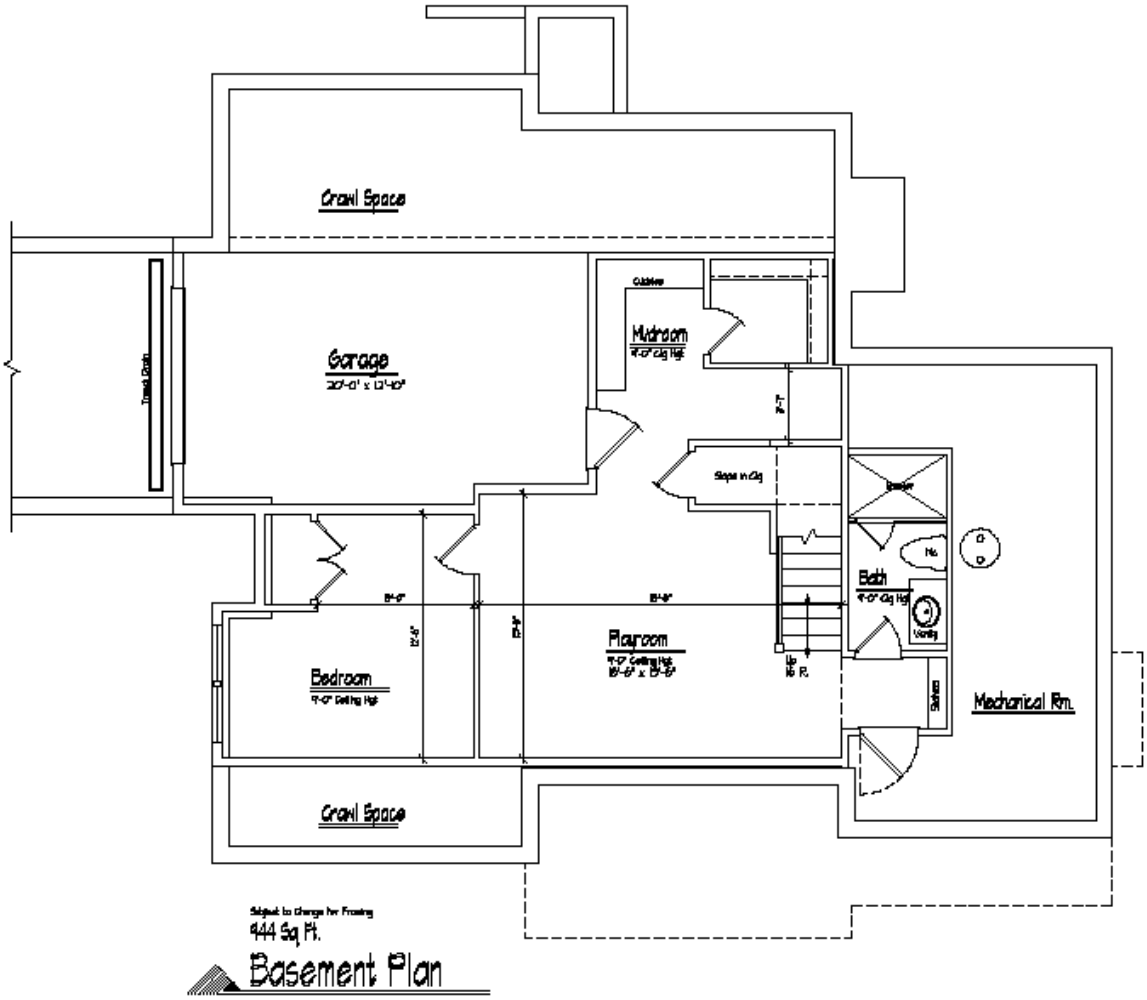
Current Project…Details
36 Maple Drive

36 Maple Drive Floor Plans – Second Floor



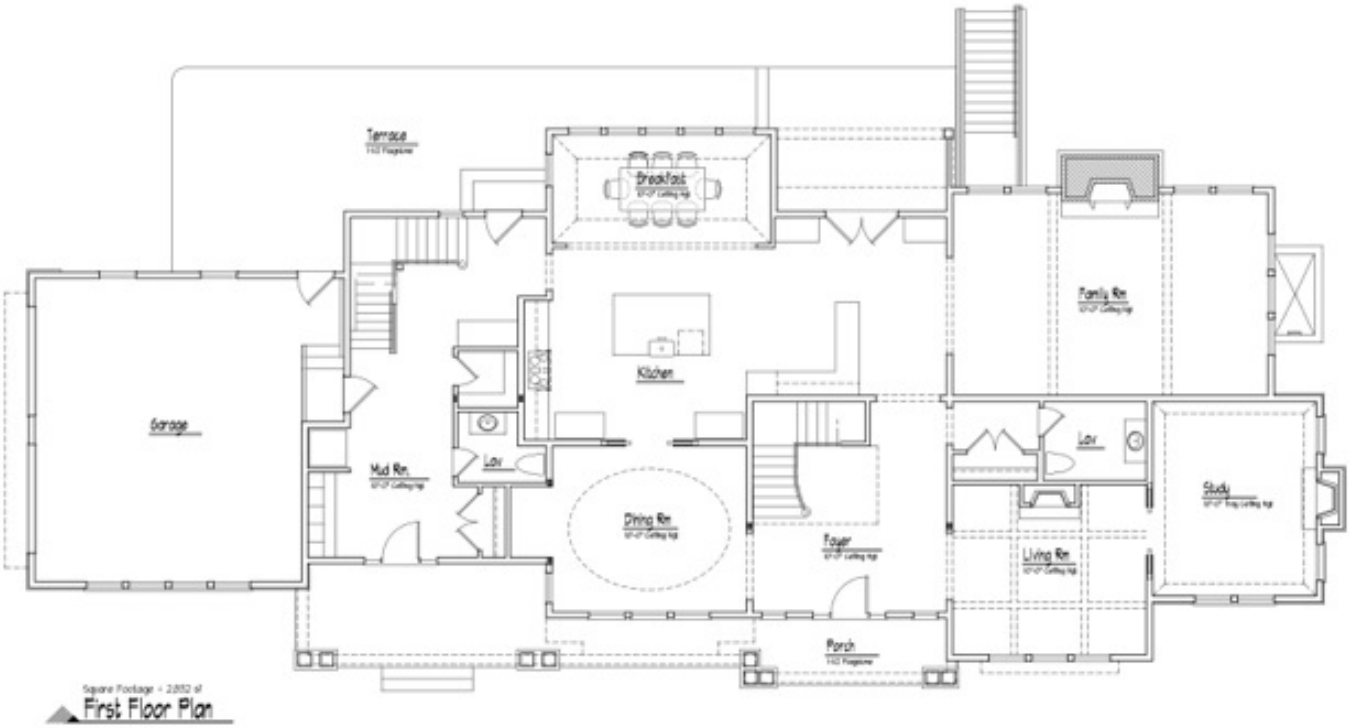
Current Project…Details
36 Maple Drive

36 Maple Drive Floor Plans – Lower Level



Current Project…Details
265 Milton Road

265 Milton Road Floor Plans – First Floor

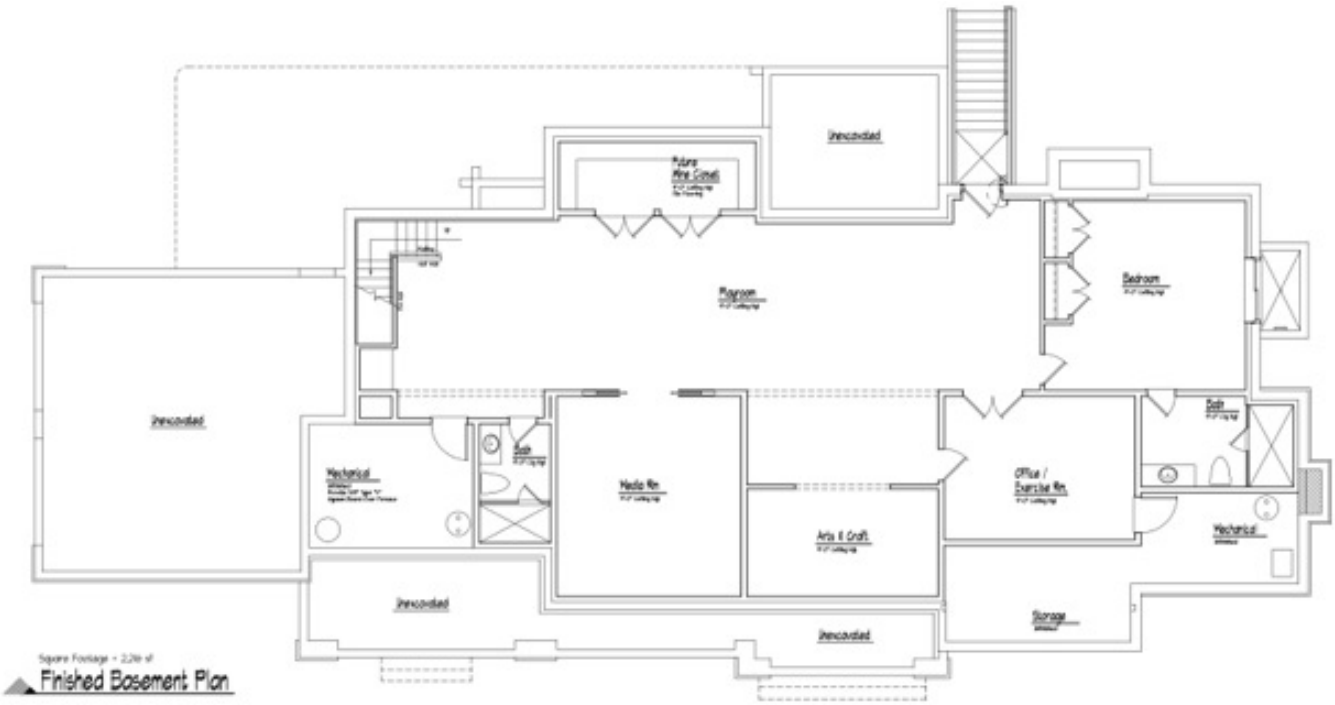


Current Project…Details
265 Milton Road

265 Milton Road Floor Plans – Second Floor

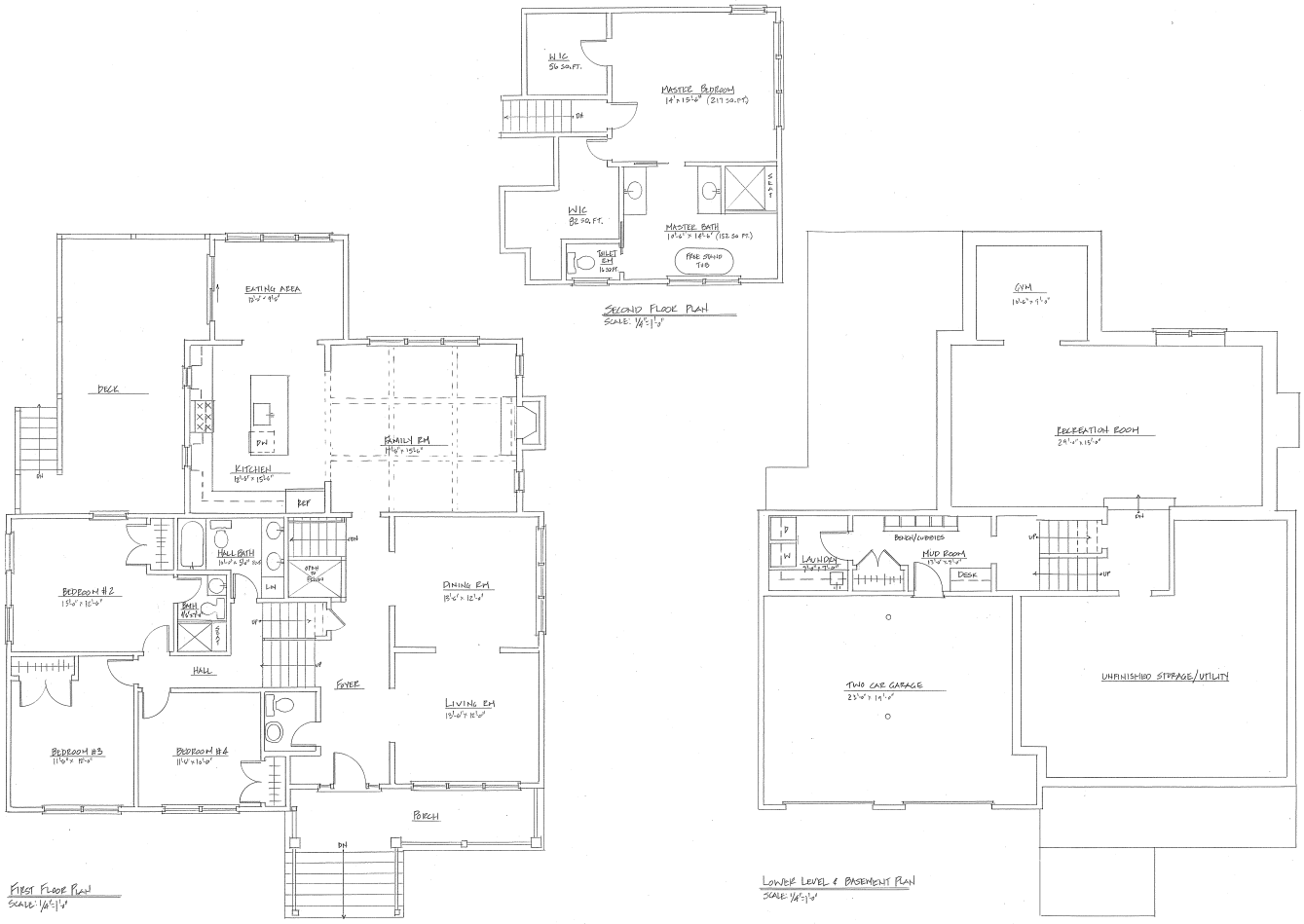
Current Project…Details
265 Milton Road

265 Milton Road Floor Plans – Lower Level



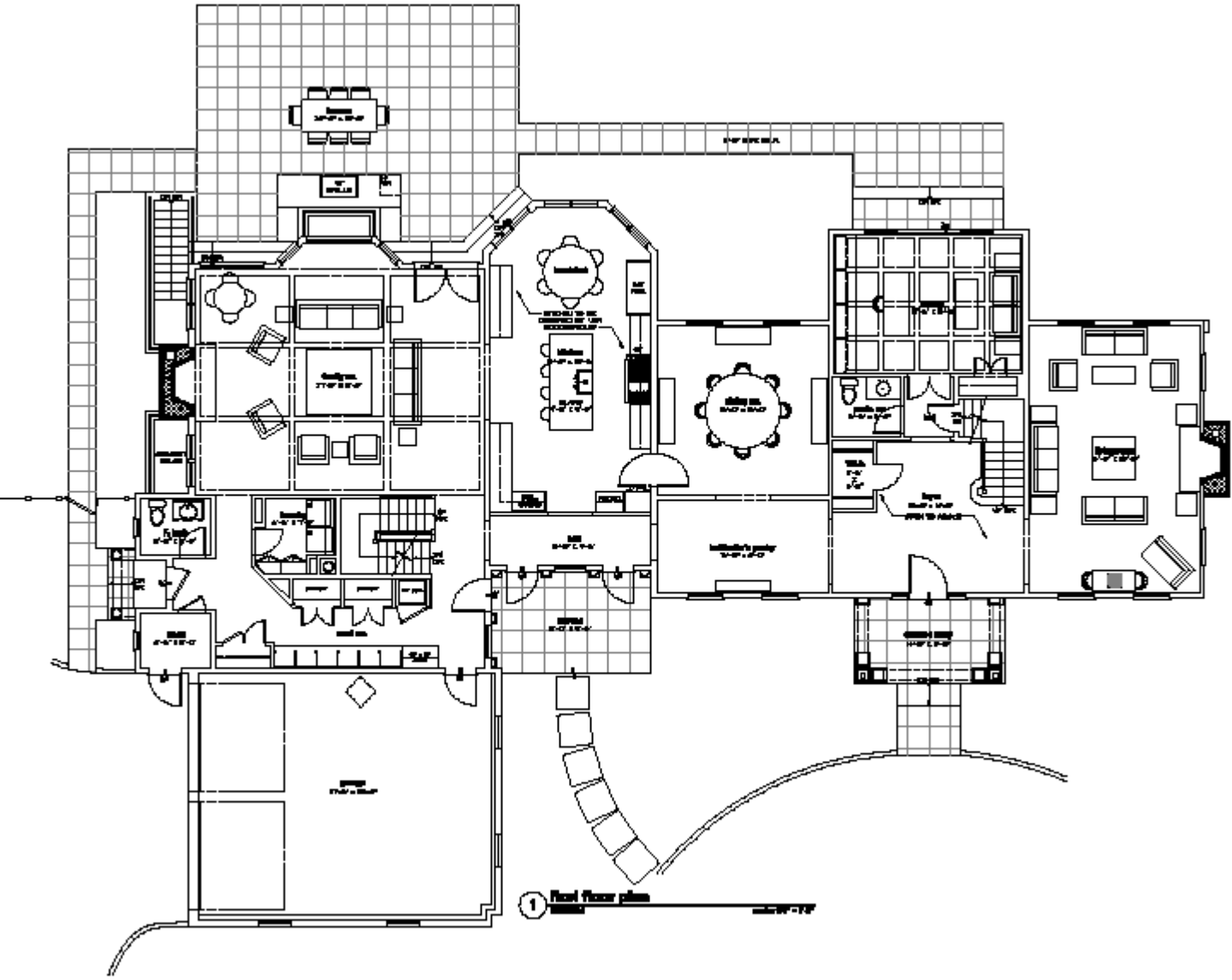
Current Project…Details
39 Country Ridge Road

39 Country Ridge Road – Floor Plans



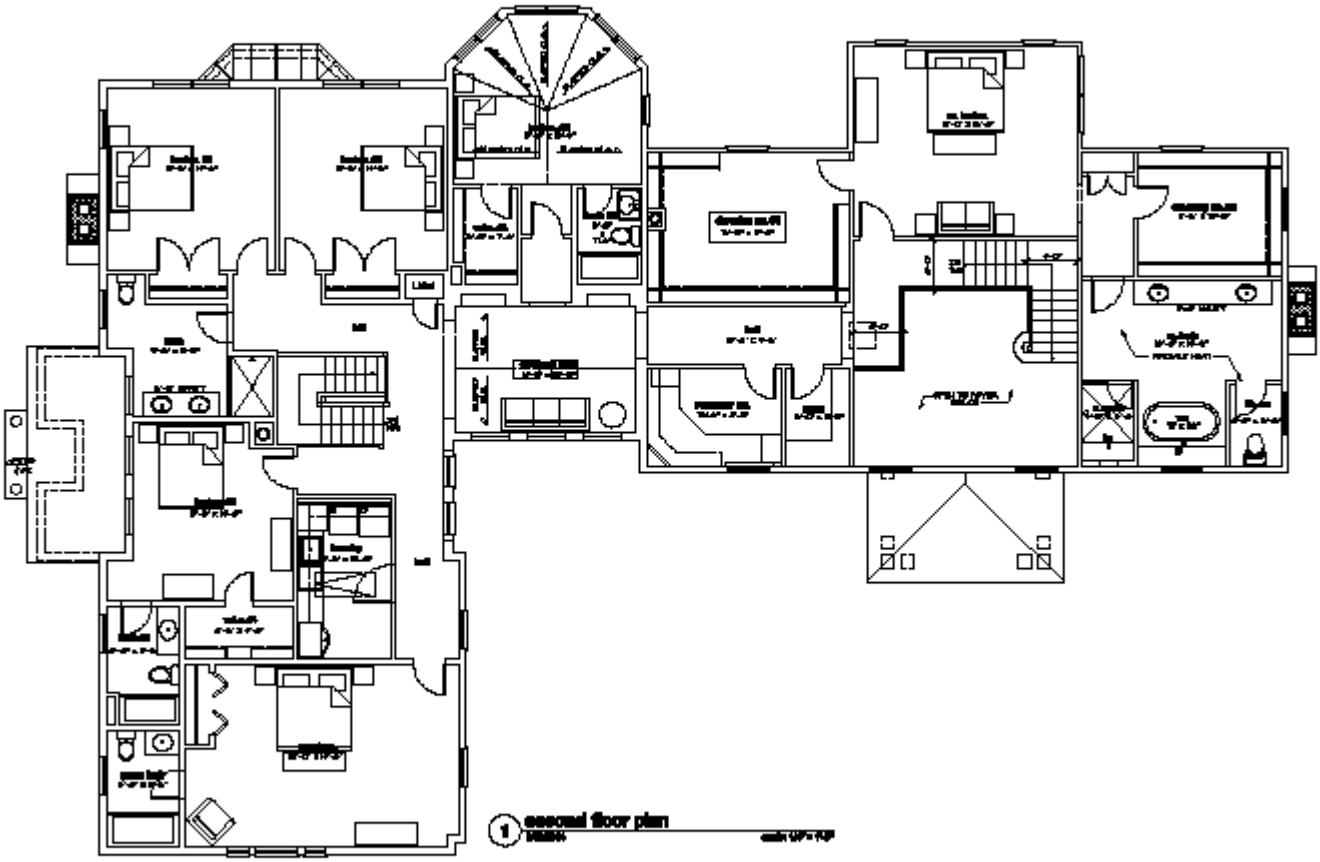
Current Project…Details
12 Dogwood Lane

12 Dogwood Lane – First Floor



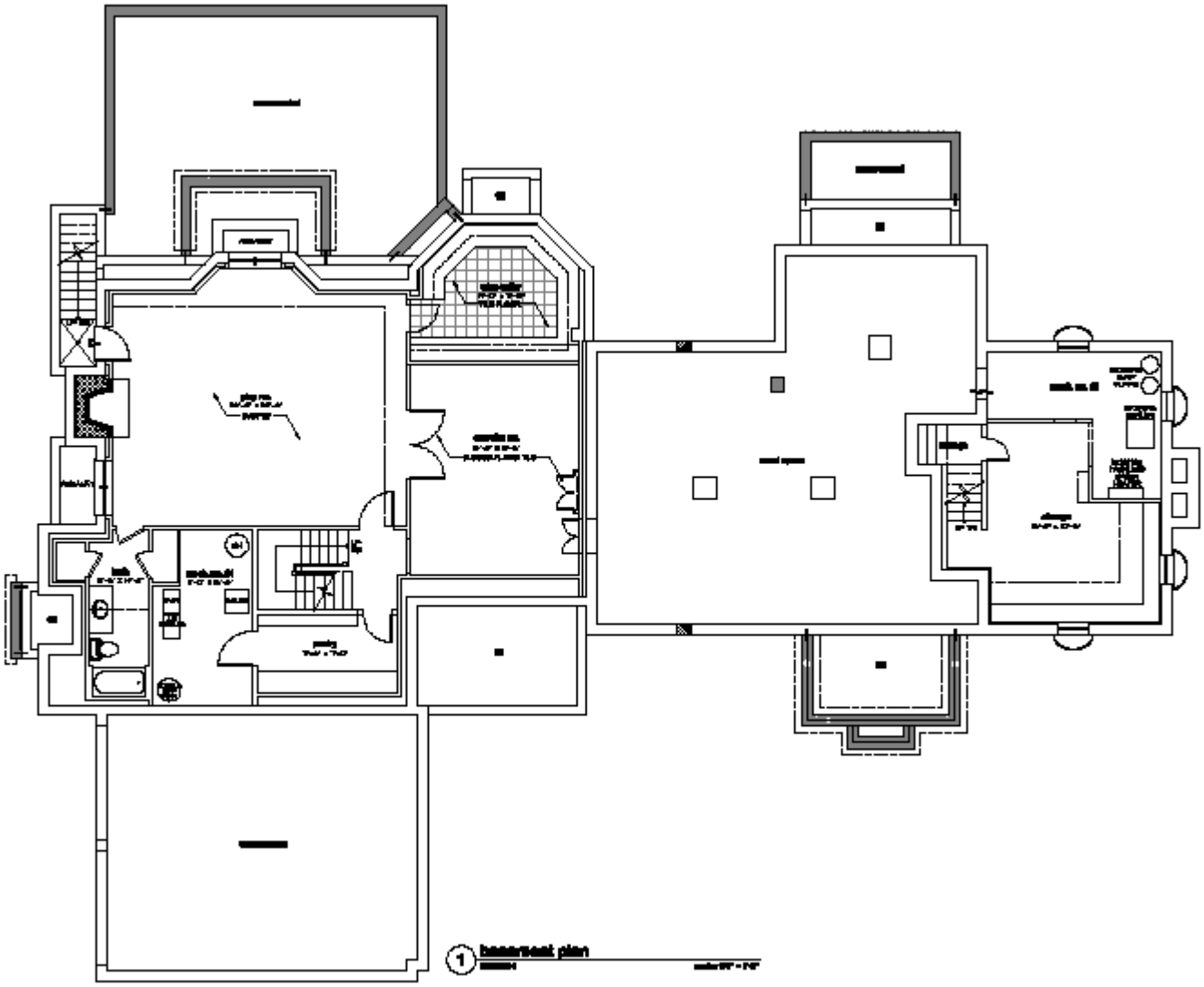
Current Project…Details
12 Dogwood Lane

12 Dogwood Lane – Second Floor



Current Project…Details
12 Dogwood Lane

12 Dogwood Lane – Lower Level



Renovations & Additions

Rye, New York

- 16 Maple Drive – Interior Renovations
- 24 Guelistin Place – Interior Renovations
- 3 Billington Court – Interior Renovations
- 33 York Avenue – Addition and Renovations
- 40 Parkway Drive – Addition and Renovations
- 50 Parkway Drive – Addition and Renovations
- 12 Dogwood Lane – Interior & Exterior Renovations

Rye Brook, New York

- 141 Country Ridge Drive – Interior Renovations
- 39 Country Ridge Drive – Addition and Renovations *(In Planning Stage)*

Montauk, New York

- 21 Homeward Lane – Addition and Renovations

21 Homeward Lane

Interior Renovations

Ridgefield, Connecticut

- Kitchen Renovation

Prior to Renovation

After Renovation

Testimonials

"We were beyond clueless when it came to designing and building our first home. However, after meeting with Susie, we were confident that despite our lack of knowledge and experience, we were in great hands. From the planning stages to the finishing touches, Susie and Tommy have consistently exceeded our expectations. Whether it was incorporating our "must haves" into the initial drawings, creating an electrical plan with our family in mind, selecting hardware, designing cabinetry, or choosing plants and trees at the nursery (and everything in between), Susie was there every step of the way to make the daunting task of creating a beautiful home extremely manageable. With a new home, there are always post-closing items that require additional attention and Susie and Tommy have been very responsive in addressing these concerns, and in many cases, have gone above and beyond what was expected or required of them to make sure that we were satisfied. We feel completely confident that Susie and Tommy stand behind their work and are always available if an issue arises. In addition to being an incredibly skilled builder with an impeccable eye and an insistence on perfection, Susie has become a great friend. We are thrilled that she will be building across the street so that we'll get to see her and Tommy all the time! We cannot recommend them highly enough and wish them continued success."

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"We bought our home from Susie when the planning phase was complete and when the construction phase was just beginning. Susie had already chosen many of the details and finishes, and we were very happy with her high quality selections. We were able to make some changes and selections along the way and she always made herself available to offer her valuable advice and insight. We found her approach to homebuilding as very organized with great attention to detail. Mostly, we appreciated the prompt response we got to our concerns and always felt like she was looking out for our interests. This was our first homebuilding experience and we are thrilled that it went so smoothly and that it was actually completed ahead of schedule. It was a pleasure to work with someone so enthusiastic, and we would highly recommend her to anyone interested in building their own home."

Testimonials

"As the purchasers of a home conceived, designed and constructed by Susan Cappelli, it is our pleasure to recommend her without reservation.

Put simply, Susie is a "dream builder." She is conscientious, diligent, meticulous, intelligent, prompt and responsive, and, as if those qualities weren't enough, one of the kindest and most decent individuals with whom we've had the pleasure to work. Moreover, because we had the good fortune of going to contract a few months prior to the completion of the house, Susie allowed us to contribute to the building process by incorporating our suggestions in order to ensure that we would fall in love with "our house," as any homebuyer would desire. Whether selecting tiles, light fixtures, paint colors, floor stains, plumbing fixtures or any other area yet to be completed, Susie always solicited our input and managed to guide us (NYC refugees and first time house buyers) through the litany of chores in an extraordinarily accommodating manner. It should therefore come as no surprise to learn that, given her expertise and impeccable taste, we found that it was easy, and often advisable, to defer to her suggestions on any number of items.

Susie also has an incredible eye for detail and her aesthetic sense is such that she refuses to cut corners or compromise on any aspect of the house. Under her watchful eye, every tile is aligned perfectly, every finish is smooth, every door closes properly and every joint is fit securely. She misses absolutely nothing…nothing! Susie therefore insists on working with only the best trades people. Nevertheless, despite the extraordinary work ethic and skill of everyone involved, we have observed, on many occasions, Susie request, even demand, that her subcontractors repeat a job until it is performed to her satisfaction. Her pride is immense and, frankly, anything less than perfect, or anything short of her expectations is, in her view, unacceptable. As you can imagine, this insistence on quality gave us a tremendous sense of comfort.
All of that said, and with absolutely no regard for hyperbole, anyone thinking of purchasing a home built by Susan Cappelli, or fortunate enough to have the opportunity to participate in building a home with Susie Cappelli (which was our experience), would be a fool not to do so.

We recommend Susan Cappelli as the builder of your future home with the greatest degree of confidence and unbridled enthusiasm."

Testimonials

"We are very pleased to have the opportunity to recommend Susie Cappelli (SAC Development) and Tommy DeMasi (Alpine Construction) as exceptional homebuilders. Working with Susie and Tommy was a great experience and we love our new house. It is beautifully designed to a very high quality, and was delivered on time and within budget.

We bought the house just as it was being framed, so we had the opportunity to work closely with Susie on many of the design decisions. We had some previous experience having built one house previously. It was obvious from the beginning that Susie and Tommy hold themselves and their projects to a very high standard - including those things that you would never even see once the house is built. They both really understand current trends in building materials, architecture and design - and pull it all together with fabulous results. Her sense of design and aesthetics is one of the things that really sets her apart from other contractors.

On a personal level working with Susie has been tremendous as well - she is always available to provide an update or guidance on any phase of the project - from placement of the electrical outlets, to choice of tile or the latest trends in light fixtures. We were regularly in touch with Susie throughout the project, so there was never any miscommunication and all decisions and financials were very transparent. The combination of Susie's warmth, expertise and accessibility really made this a stress-free project.

Once the house was finished - there were hardly any issues that needed follow up, but for those that did arise, Susie dealt with them immediately.

We highly recommend Susie and Tommy and wish them continued success!"

Testimonials

"We were long-time Manhattan renters, so neither one of us knew much about building or designing a new home when we got started with Susie and Tommy. However, our concerns and reservations were immediately put to rest after engaging with Susie for the initial weeks of the project. The design of the house was largely complete when we first looked at it, but Susie worked with us to redo the layout of the basement to fit the needs of our family. She is extremely knowledgeable about how to lay things out and her knowledge was helpful as we thought about the layout. When it came to picking out cabinets, fixtures, appliances, paint colors and even the landscaping, Susie was very hands on and brought her great taste in design every step of the way. Susie was always reachable and able to make time to fit our schedules, which was important for us given our schedules.

It was not until we moved in, that we had a better appreciation for their insistence on perfection. Whether it be the high profile parts of the house, or small details that hardly go noticed, Susie and Tommy insist on perfection. They are able to work quickly as well, which is particularly impressive given their focus on perfection and quality. They gave us a targeted move-in date when we signed the contracts, and they delivered on that date within a week.

We knew Susie had a good reputation going into our purchase, but came away from the process with a greater appreciation for the care and detail that she puts into her houses. Susie was there every step of the way with us, and continues to be so after closing. We would highly recommend Susie and Tommy to anyone looking to build a unique, beautiful, well-constructed house in Rye."

Testimonials

We have truly enjoyed working with Susie over the last year and we are pleased to have the opportunity to recommend her as a homebuilder. Taking part in a new construction project can be extremely stressful, especially if you have no previous experience. Susie took a personal interest in every phase of the project and made the process simple and enjoyable for us. She is experienced, detail orientated and extremely organized which gave us great confidence as we worked together. One quality that most impresses us about Susie is the value she places on the quality of her work. She takes great pride in her homes and always goes above and beyond what is expected to ensure perfection. Susie spent countless hours with us designing cabinets, picking out tile, appliances, molding, light fixtures, landscaping and everything else that is involved in building a home. She inspected the ongoing work on a daily basis and was in constant communication with us as things progressed. Susie was and remains always available should we have any questions or concerns. We truly appreciate her work ethic and the tremendous amount of effort that went into making our home exactly what we envisioned. Susie is an exceptional person to work with and also call a friend. We recommend her with great enthusiasm to anyone considering building a new home.