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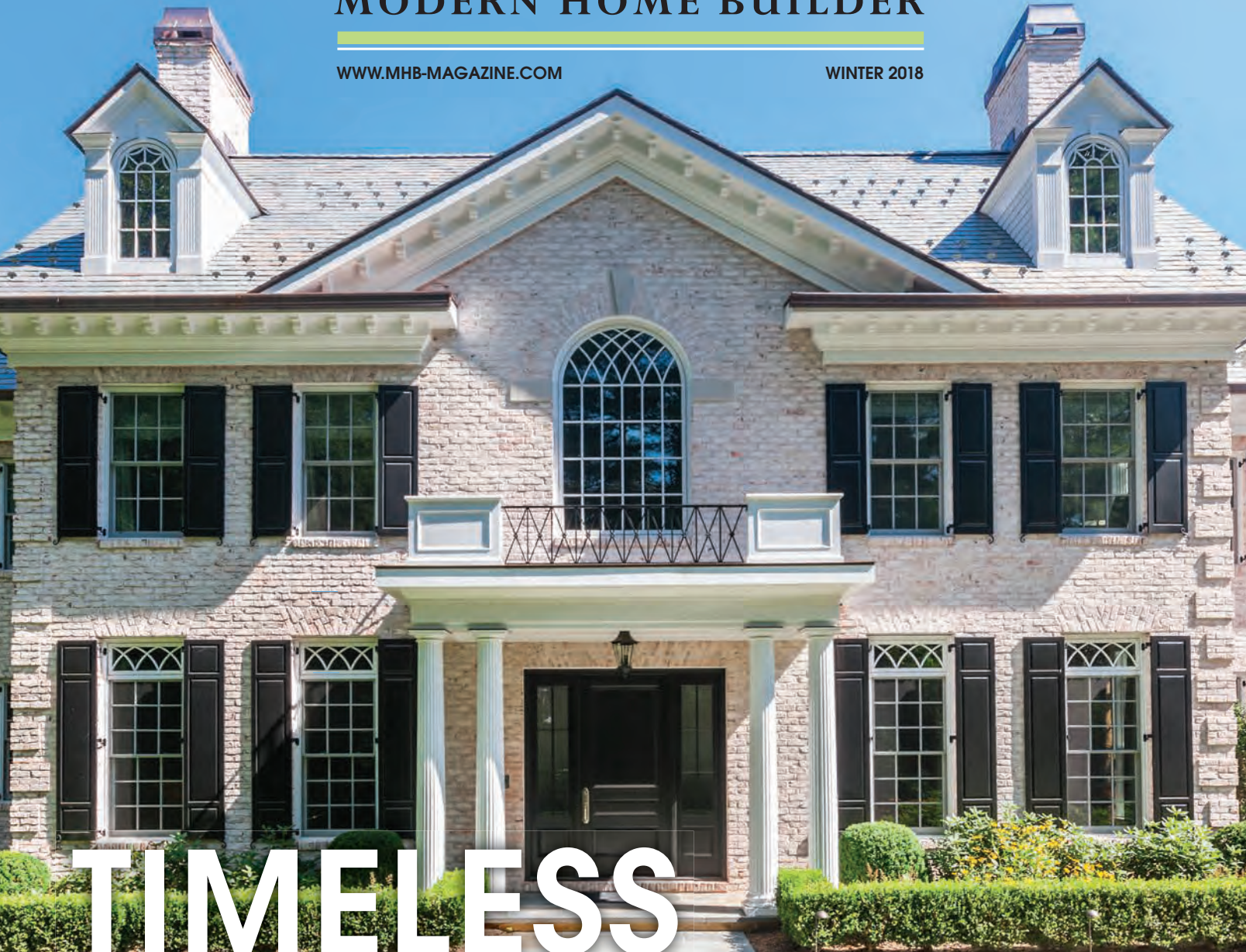
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WINTER 2018

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TIMELESS QUALITY

KOSL Building Group is Westchester, N.Y.'s premier luxury home builder. Page 16

“We ensure our homes are structurally sound to last over 100 years.”

ORAN BEN-SIMON, VICE-PRESIDENT



KOSL homes are known for their quality construction and tasteful design, with common features such as large windows and high-end finishes.

Timeless Quality

KOSL Building Group specializes in building high-end classic homes with a strong company foundation. **BY JIM HARRIS**

KOSL Building Group builds homes that can stand the test of time. “We build and utilize the most quality materials available,” Vice President Oran Ben-Simon says. “It is critical to build a quality product that you can stand behind.

“We will never take on a project we can’t execute, and people appreciate that,” he says. “Our time is valuable; if we take on a project we will execute it 100 percent.”

The custom luxury homes built by the Scarsdale, N.Y.-based company include efficient and effective building techniques that ensure their longevity. From underground utility lines, heavy Douglas Fir framing material and extraordinary finishes, all angles of each project are carefully analyzed. “We think of every aspect from every angle to make sure people are well secured in their homes,” he adds, noting that estates built by KOSL have survived major storms including Hurricane Sandy in 2012.

In addition to being built to last, KOSL homes are known for their tasteful design. “We specialize in early 1900 traditional-style architecture, which is not easily replicated,” Oran Ben-Simon says. “It takes a lot of creativity and assessment when creating our plans to make sure our product fits into each neighborhood and is not an eyesore. Our homes look like they were built 100 years ago, but with an innovative and transitional style of the modern age.”

These homes feature architectural details including royal columns, slated or sweeping roofs and elegant verandas. Common interior features in the company’s homes include plenty of large windows, intricate tile work and considerable trim finishes.

“The interiors of our homes have extensive trim that make them feel furnished even when there’s nothing in-

PROFILE

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www.koslbuilding.com / Headquarters: Scarsdale, N.Y. /

Specialty: Custom luxury homes /



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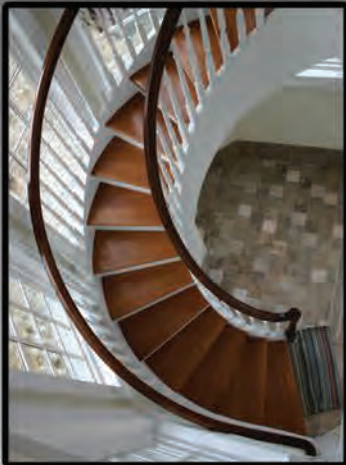
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KOSL BUILDING GROUP



KOSL typically builds seven to 10 homes each year, ranging from 6,500 to more than 15,000 square feet in size.

side,” he adds. “We utilize a variety of interior features in a transitional manner bridging the traditional style with a modern touch. Our homes accommodate all aspects that people want in a modern home, but in a more delicate, vintage fashion.” KOSL’s houses feature open flowing floor plans with maximized interior space and amenities. With top-of-the-line appliances, fixtures and other assets as a standard, other features can be implemented such as smart home technology.

THE RIGHT LOCATIONS

Oran Ben-Simon’s father, Bobby Ben-Simon, president and owner of KOSL,

founded the company 27 years ago. KOSL typically averages between seven to 10 homes a year building in Scarsdale, Larchmont, and Rye N.Y.; as well as Greenwich, Conn. The company’s homes range in size from 6,500 to more than 15,000 square feet and in price from \$3 million to more than \$10 million.

The company has a prestigious presence within the communities in which it works. “We are not seasonal builders who come in when the market rates are good and slow down in the winter; we build year-round, and constantly have active projects,” Bobby Ben-Simon says.

KOSL builds both spec homes and cus-



“We want the most premium locations to ensure that the final quality of the homes is complemented by the top location.”

tom homes for clients. Varying from individual lots to subdivisions, its variety of projects is substantial. Priding itself on only owning premium properties, KOSL’s various parcels are always in top locations near schools and commuter trains. “We will not purchase a piece of property that is not in the absolute best loca-

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KOSL builds spec homes and custom projects varying from individual lots to subdivisions.

tion,” Bobby Ben-Simon mentions, noting that KOSL frequently receives offers to buy land. “We want the most premium locations to ensure that the final quality of the homes is complemented by the top location.”

One of KOSL’s newly completed homes exemplifies its focus

on location. The company this summer completed a \$4 million, 7,500-square-foot spec home in Scarsdale on almost a half-acre lot located an even walking distance between the Scarsdale high school and train station. “Most people moving to Scarsdale must choose between living near either schools or the train station; this property eliminates that opportunity cost,” he adds.

The home features six bedrooms, five bathrooms, a full basement, mahogany-paneled library and a two-car heated garage. Its exterior architectural features include large detailed windows and sweeping roof. “This is a very sleek, traditional home, a true gem,” Oran Ben-Simon says.


CUSTOM PROJECTS

KOSL’s plethora of custom projects include an \$8 million, 10,000-square-foot home in Scarsdale. The home includes five bedrooms, three guest rooms, eight bathrooms, a three-car garage,



With its reputation for building high-quality homes, KOSL continuously earns repeat and new business.





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an infinity pool and hot tub, a movie theater, a fitness room, two offices and a library. Construction began in January 2017 and is on schedule to conclude in January 2018. "That's a pretty quick turnaround for a home of this magnitude, especially when it's custom," Oran Ben-Simon says.

The home's owners, a couple from Hong Kong, are so pleased with the company's work that they recommended it to a friend from abroad that KOSL will soon build a home for of similar size.

KOSL is on the final planning stages of a home in Rye, N.Y., for a repeat client, Ben-Simon adds.

The home will include seven bedrooms, seven bathrooms, a three-car garage, a movie theater and a boat dock adjacent to the Long Island Sound.

A HIGH PROFILE

Earning repeat and new business based on its reputation of building high-quality homes is a regular occurrence for KOSL. "We've gotten a lot of business through word of mouth, which has translated into more projects," Oran Ben-Simon says. "No one is building more homes in Scarsdale than us, which has led people to seek us out to build their home."



KOSL has been recognized for the past two years as the No. 1 Builder in Scarsdale, N.Y.

The company's work has earned it several industry awards, including its second consecutive year as No. 1 Builder Award in Scarsdale. KOSL was also recently profiled on the television show "Today's Builder," as the exclusive New York developer in the Metropolitan area, airing nationwide.



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After 30 years in business, KOSL enjoys taking new clients on private property tours to show how it can deliver different styles, sizes and price points.



“No one is building more homes in Scarsdale than us, which has led people to seek us out to build their home.”

KOSL continues to raise its profile as it nears 30 years in business. The company owns four subdivisions including two near half-acre lots and four half-acre lots in two different locations in Scarsdale; four one-acre lots in White Plains; and four lots in Larchmont. Having such an immense selection of projects in various locations with different styles, sizes and price points, KOSL provides private property tours for homeowners. “Whether it be for completed new construction or vacant lots to build a custom home, our diverse portfolio allows us to accommodate any and every high-end clientele,” Oran Ben-Simon adds.

Over the years, there has been a progressive influx of people contacting the organization on how to get involved. Varying from homeowners to investors, KOSL’s expansion is far from plateauing.

“We have 10 active projects with another 22 pending,” Bobby Ben-Simon says. “With such a profusion of active and pending projects, our progression is limitless.” ■