



EPN Real Estate Services to complete Hidden Cove on the Hudson

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Peter & Nicholas Stolatis of EPN Real Estate Services are real estate developers that prefer a more institutional approach to building and architecture. They are brothers, developers, entrepreneurs, patrons of the arts and environmentalists who actually live and work in the communities they build in. These unassuming brothers are quietly making their mark on upper Westchester real estate.

Six years ago, Peter and Nick discovered a diamond in the rough, and purchased over 8 acres of land on the Hudson River in Ossining. Unused, neglected and overgrown, the property houses the old Brandreth Pill Factory, an abandoned 19th century building. Boasting a unique combination of being both secluded yet accessible, Peter & Nick knew that this waterfront property would be an ideal location for housing.

Hidden Cove on the Hudson, currently in development by the Stolatis brothers in conjunction with Plateau Associates, promises to be the premier residential development in Westchester County. With four distinct lifestyle environments, Hidden Cove offers something for the most discerning—from young urban professionals seeking an alternative to Manhattan, to retired couples who no longer want the burden of a single family home. All four unique housing options take full advantage of Hidden Cove's spectacular location. The eclectic lofts in the historic Brandreth Pill Factory, the grand Townhouse villas, and the distinguished Plateau estates all have panoramic views of the Hudson River. The contemporary maisonette condominiums in the "Mill Annex" have either views of the Hudson or overlook Hidden Cove's nature preserve and its cascading brook. The four buildings total 132 units.

With an acknowledgment to the importance of its history, the original freestanding building that once served as the office for the Pill Factory, will be preserved and converted into a museum to honor the history of Ossining's industrial heritage.

EPN Real Estate Services will apply for and intends to receive Leadership in Energy and Environmental Design (LEED) certification for Hidden Cove. The U.S. Green Buildings Council issues this certification based on a number of factors including sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. Towards this end, they are currently investigating the feasibility of using geothermal and solar energy.

Peter said, "This project will introduce our Intelligent Green Development program. We need to build smart and make intelligent decisions about the use of the world's limited natural resources. We owe this to the future generations and it is important to both of us that we succeed in this aspect of the development of Hidden Cove. Buyers are increasingly looking at the environmental aspects and impact of the homes they choose to live in. We intend to be at the forefront of this frontier and make Hidden Cove a truly green community."

