



NevelHaus





NevelHaus

Welcome.

Haus is the new home.

NevelHaus is a newly developed home building platform that offers home buyers a stunning product with maximum spatial and finish flexibility to fit their exact needs and design aesthetic.



NevelHaus



Our Idea.

NevelHaus takes its conceptual inspiration from the innovative modular homes of 20th century master architects and the austere simplicity of the American pastoral vernacular, particularly as expressed in barns and farmhouses.

We offer architecturally distinctive modern homes that celebrate the elegance and intelligence of simplicity. NevelHaus homes use sustainable materials and systems that support environmental wellbeing, contained within a small footprint that delivers outsized comfort and functionality. These aesthetically exceptional homes are available at attainable price points as a result of replicable plans and processes.



NevelHaus



Our Muse.

More than two centuries after European immigrants began building strikingly simple, flawlessly functional structures on American farmland, the country's iconic black barns have become the muse for NevelHaus.

"The most beautiful objects in the world are inextricably born of their functionality. Their grace is in their utility. Or their usefulness renders them lovely. For NevelHaus, the simple, purpose-built architecture of a barn, rendered in thoughtful materials and laid out for the way we live now, is the ultimate harmony of form and function in the service of beauty."

Adam Rolston | INC Architecture & Design
Creative Director for NevelHaus



NevelHaus

Our Name.

NevelHaus is the brainchild of co-founders Joshua Gelb and Pelle Hamburger, whose vision for design-driven modern modular homes has been brought to full realization in partnership with INC Architecture & Design, the award-winning group behind the 1 Hotel Brooklyn Bridge, the LINE Hotel DC, and TWA Hotel.

"I come from a Dutch-Austrian background, grew up multi-lingual, and spent many happy childhood vacations with my family in Northern Europe. When Josh and I started this project, we spent a lot of time driving through the Catskills and the Hudson Valley. One winter day, the homes peeking through the mist brought back incredible memories of the Dutch landscape, and that's how the name NevelHaus came to be. It is a composite of "Nevel", which means 'a light fog' in Dutch, and 'Haus', which of course means 'house' in German."

Pelle Hamburger | NevelHaus
Co-Founder



NevelHaus

Our Approach.

The 'rustic yet refined' aesthetic of NevelHaus is achieved with thoughtful architectural composition, construction techniques, and material selections. Its efficient footprint and sustainable approach to construction represent a lighter kind of abundance...the abundance of living well while honoring cherished resources.

From the overall building profile and floorplan flow to creature comforts and a conscious connection to the surrounding landscape, NevelHaus is a pleasure for all the senses. The steep pitch of the roof angle recalls iconic rural black barns, giving the home a modern exterior silhouette with a gracious vaulted living loft inside.



The crisp abstract form of the home is balanced by warm cypress wood siding outside, and wide-plank white oak floors inside. A monolithic kitchen wall, crafted from wood charred black in the Japanese shou sugi ban method, neatly conceals abundant storage and functions as a stabilizing backdrop to the airy open-plan living space. The large sculptural kitchen island is crafted from custom stone counters, which are visually reminiscent of bluestone from the Catskill Mountain region, offering exceptional durability an eco-friendly profile. Radiant-heated flooring in bathrooms keeps toes toasty on chilly days.

Customization possibilities go deeper than material options to include elements such as upgraded appliances, plumbing fixture packages, and a flexible window system designed to respond to the landscape of each unique property, allowing for optimal sight lines and abundant natural light.

“Pelle and I have both spent the first part of our careers in high-end, large-scale real estate development in premier urban markets, particularly New York City. We saw a gap in the local country home getaway market – the desire for design excellence without the stress of custom building or complications of renovation. It opened the door for us to create something new in the single-family space, an elegant turnkey solution for people who appreciate premium custom designs but at an approachable price point.

Joshua Gelb | NevelHaus
Co-Founder



NevelHaus

NevelHaus 60





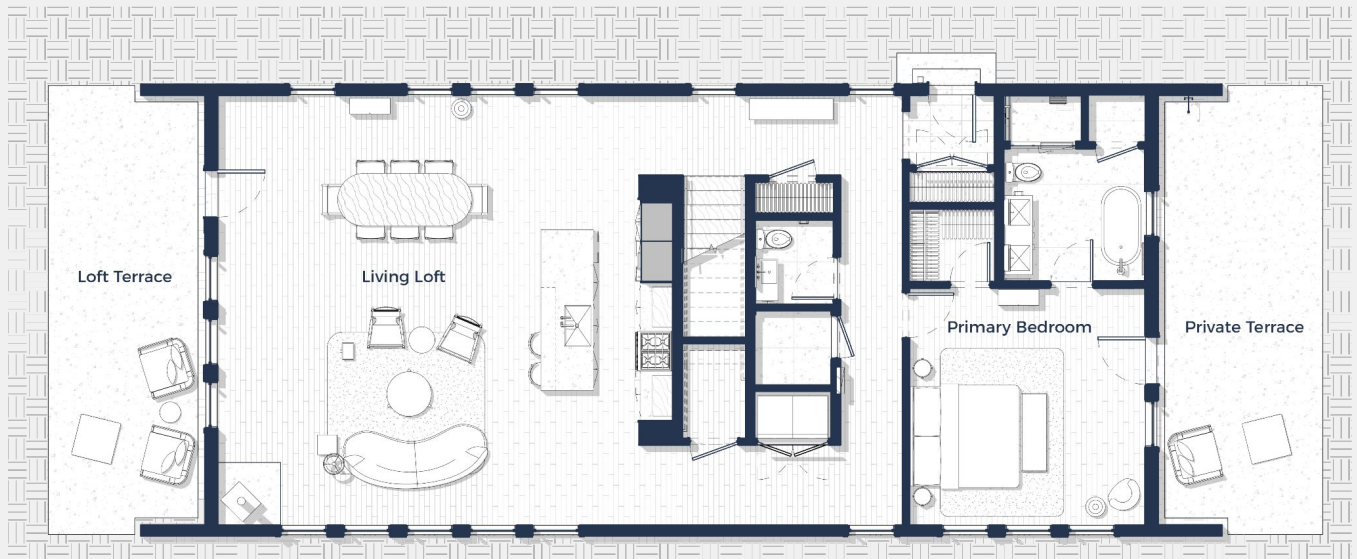
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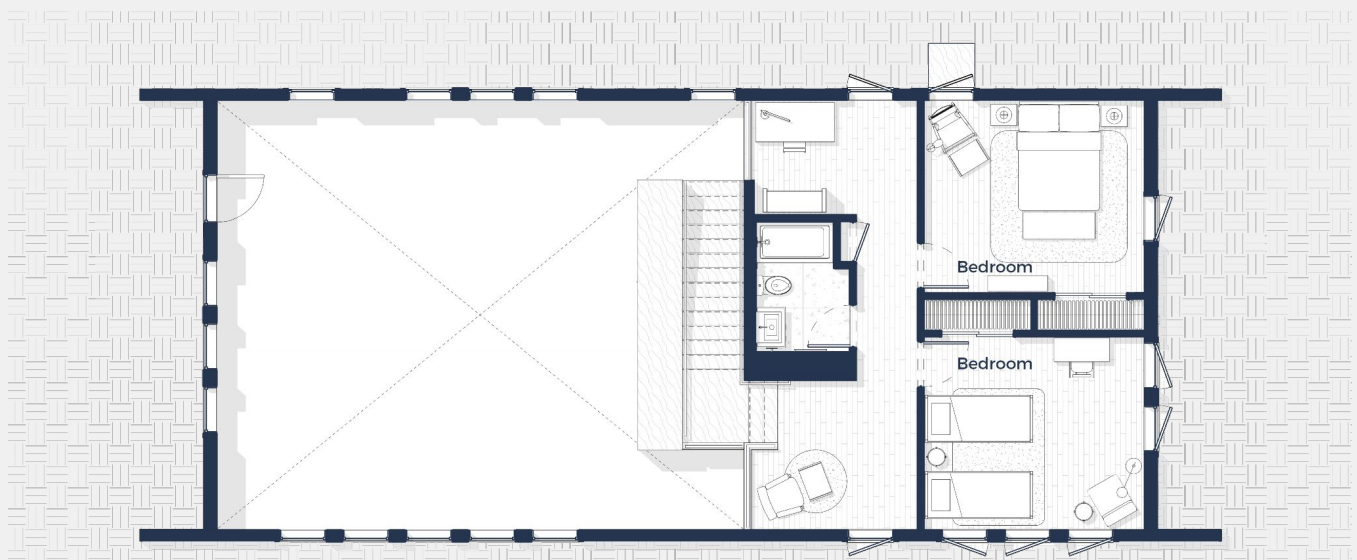
NevelHaus 60 | Features

2,285 SF | 3 Bedrooms | 2.5 Bathrooms

- 60' x 29' Building Footprint
- 30' Vaulted Ceiling in Living/Dining Loft
- Expansive Entertainment Living Room
- 9" Wide Plank European White Oak Flooring
- Reading Nook & Office
- Wood Burning Stove
- Custom Oak Cabinetry and Stone Countertops
- Bosch Integrated Appliances
- Bathrooms with Radiant Floor Heating
- Kohler Fixtures
- 2 Outdoor Terraces
- Outdoor Shower
- Basement and Walkout Options Available on Select Lots
- Optional Custom Furnishing Package Available



Main Floor



Second Floor



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NevelHaus

Charcoal Gray (CH)

Matte Black (BL)

Colonial Red (CR)

Hartford Green (HG)

Zinc

Corten

Exterior Finish Options

Available upon request

- AB Martin - Standing Seam or Corrugated - Charcoal Gray (CH)
- AB Martin - Standing Seam or Corrugated - Matte Black (BL)
- AB Martin - Standing Seam or Corrugated - Colonial Red (CR)
- AB Martin - Standing Seam or Corrugated - Hartford Green (HG)
- Standing Seam or Corrugated - Zinc Panel
- Standing Seam or Corrugated - Corten Panel



NevelHaus

Como

Constance

Garda

Lucerne

Lugano

Maggiore

Wood Flooring Options

Available upon request

- Relative Space - Flux - Como
- Relative Space - Flux - Constance
- Relative Space - Flux - Garda
- Relative Space - Flux - Lucerne
- Relative Space - Flux - Lugano
- Relative Space - Flux - Maggiore



NevelHaus

Bianco

Sabbia

Grigio

Blu Avio

Antracite

Kitchen Tile Options

Available upon request

- Sienna Stone - Matte Finish - Bianco
- Sienna Stone - Matte Finish - Sabbia
- Sienna Stone - Matte Finish - Grigio
- Sienna Stone - Matte Finish - Blu Avio
- Sienna Stone - Matte Finish - Antracite



NevelHaus



Bathroom Tile Options

Available upon request

- Urban Concrete - Natural Finish - Camargue (CG)
- Urban Concrete - Natural Finish - Silver (AG)
- Urban Concrete - Natural Finish - Dark Grey (DG)
- Urban Concrete - Natural Finish - Black (N)



NevelHaus

Our Location.

Stone Ridge

Set on 44 wooded acres with seasonal mountain views in Stone Ridge, New York, the newest NevelHaus community is easily accessible to Main Street yet feels like an escape into deepest nature.

Just under two hours from Manhattan, the historic hamlet is in an area of the Hudson Valley that offers fine dining, gourmet farm stands, bars, shopping, and much more, all in a charming setting that is listed on the National Register of Historic Places. Centrally located only 20 minutes from Kingston and New Paltz, it is also perfectly accessible to year-round activities including hiking, biking, skiing, arts, and cultural destinations.



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Local Amenities.

Attractions & Amenities

- Kingston (15 Minutes)
- New Paltz (20 Minutes)
- Stone Ridge Orchard (5 Minutes)
- Inness (10 Minutes)
- Mohonk Mountain House (15 Minutes)
- Kaaterskill Falls (20 Minutes)
- Arrowood Farms (10 Minutes)
- Minnewaska State Park (15 Minutes)
- Belleayre Hunter Windham Mountains (45 Minutes)

Restaurants within 10 Minutes

- Hash
- Hasbrouck House
- Butterfield
- The Roost
- Bodacious Bagels
- The Egg's Nest
- Stone House Tavern
- Inness
- Ollie's Pizza
- High Falls Cafe
- The Spy



The Development.

Located on 44 wooded acres minutes from the Main Street Historic District, the collection of customizable three-bedroom, two-and-a-half bath homes are designed for today's most discerning consumer and now available for purchase. Interior features include 30-ft vaulted ceilings, oversized entertainment space, 9 inch wide-plank European white oak flooring, a cozy wood-burning stove, custom oak cabinetry with integrated appliances, bathrooms with heated radiant flooring, a reading nook and office, outdoor terraces and an outdoor shower. Optional elements for buyers include the luxury of an in-ground pool and spa, garage/studio, carport, generator, solar panels and custom landscape services. Each NevelHaus will be strategically sited to optimize exposure for solar. The rustic yet refined aesthetic includes warm cypress wood and a steep pitched roof, a nod to iconic rural barns, which gives homes a modern silhouette and a gracious vaulted loft inside. Many homes also have seasonal mountain views.

- 44 Acre Community
- Home sites range from 2.58 to 9.53 acres
- Pricing starting at \$1.54 million
- Occupancy Spring 2023



NevelHaus

Our Team.



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Our Team.

NevelHaus was co-founded by NYC-based real estate developers Joshua Gelb and Pelle Hamburger, who recognized the desire for design-driven turnkey modern modular homes. They found their ideal design and development partner in INC Architecture & Design, an award-winning firm with a deep commitment to aesthetic excellence and sustainability.

Formed in 2006 by Adam Rolston, Drew Stuart, and Gabriel Benroth, INC is an open source, multi-disciplinary architecture and design studio with experience in a wide range of project types. They approach a chair, a room, and a superstructure equally. They work globally but act locally, implementing environmental best practices naturally. Each project they undertake is a unique portrait imbued with the aspirations of their clientele. They leverage the complementary strengths of their tripartite leadership to craft rich, immersive spaces that carry an emotional impact through careful consideration of context, details, and technology. INC's work includes projects such as the 1 Hotel Brooklyn Bridge Park, The LINE Hotel DC, and the TWA Hotel.



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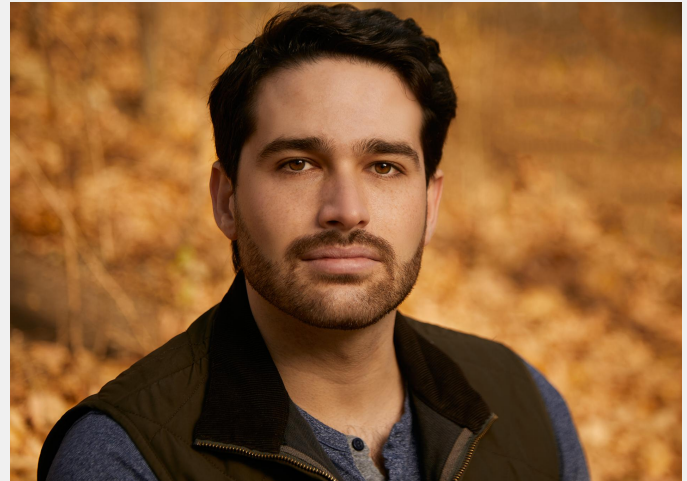
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Development Team.

Pelle Hamburger

Co-Founder



Pelle Hamburger is a co-founder of NevelHaus. He is a New York City-based real estate developer and attorney with a wide breadth of experience in residential, commercial and hospitality-related developments. In addition to NevelHaus, Pelle serves as Director of Development and Senior Counsel to Friedland Properties, a Manhattan-based real estate development company where he oversees the firm's transactional and development pipeline. Notable projects include a 600,000 SF ground-up mixed-use office tower in the Flatiron district; a 250,000 SF luxury multi-family rental property on the Upper West Side; and a 550,000 SF luxury rental property on the Upper East Side.

Pelle's prior experience includes positions with The Dream Hotel Group, Thor Equities, Newmark, Fortuna Realty, and The Moinian Group. In total, Mr. Hamburger has overseen over two million square feet of ground-up and value-add development across the United States. He also serves as a principal of PH Equities, a New York City based real estate investment firm.

Pelle earned his Bachelor of Science from Boston University and his Juris Doctor from New York Law School. He is admitted to practice in New York and is a licensed real estate broker.



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Development Team.

Joshua Gelb

Co-Founder



Joshua Gelb is a co-founder of NevelHaus. Additionally, he is the principal of JSR Development, a boutique real estate investment and development firm with current and past projects in Palm Beach FL, Kentucky, Missouri, Georgia, and South Carolina. Josh's past experience includes serving as the Development Manager at CIM Group where he oversaw development of several mixed-used properties, including 111 Montgomery, a 163-unit condominium in Brooklyn and 100 Barclay Street, a 156-unit condominium conversion of a historic office tower in Tribeca. Prior to CIM, Josh spent four years in the New York City office of Toll Brothers City Living, where his responsibilities there included oversight of Toll's design, construction, and sales activities. He directly managed two of the company's ground-up development projects – 77 Charlton Street, a \$350 million 162-unit condominium in Hudson Square, and 121 East 22nd Street, a \$500 million, 140-unit condominium in Gramercy Park designed by Rem Koolhaas's OMA.

Josh earned a Juris Doctor from New York Law School. He received a Bachelor of Science from the University at Albany. He is a member of the New York and New Jersey bar. An Israeli citizen, Josh served as an Infantry soldier in the Israel Defense Forces.



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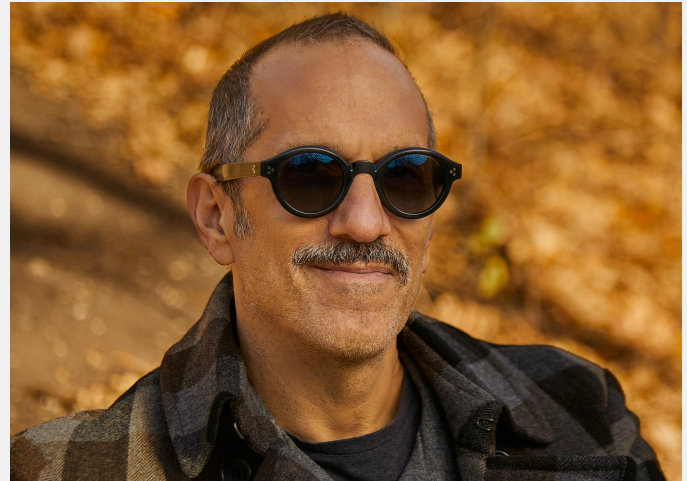
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Design Team.

Adam Rolston

Managing & Creative Director | INC



Adam has been passionately engaged in the practice of architecture and design for over 30 years. Born and raised in Los Angeles, he has lived and worked in Europe, and Asia and studied abroad in Italy under the influence of the northern Italian Rationalists. Adam is widely regarded for his keen attention to detail, his ability to tackle complex projects at a variety of scales including the design of objects, private residences, restaurants, private clubs, hotels, and multifamily residential buildings. In the hospitality context INC, and Adam in particular, is known for the development of award winning properties for emerging and evolving brands such as 1 Hotel Brooklyn Bridge, The Line DC, The Joseph Nashville (a Luxury Collection) and the TWA Hotel NYC. As INC's Managing Partner and Creative Director, Adam leads the studio both creatively and pragmatically. Today, INC has evolved from a boutique residential firm into a renowned vertically integrated hybrid studio working across the disciplines of architecture and interiors. INC's deep roots in the residential arena allow them to bring a uniquely human and intimate perspective to the design of hospitality environments.



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Design Team.

Drew Stuart

Field Director | INC



Drew Stuart has been engaged in the practice of architecture for nearly two decades. At University of Cincinnati School of Architecture, and in extensive travels to Europe and Asia, Drew developed a commitment to quality and craft. He joined Tsao & McKown Architects in 1999 where he worked for seven years before founding INC in 2006. Drew has designed and executed private residential interiors, homes, hotels, spas, restaurants and large and small residential condominium developments - all with a domestic sensibility. He possesses a particular interest in the complexities of ushering a design from conception to realization while maintaining an appropriate balance between design and constructability.



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Design Team.

Gabriel Benroth

Studio Director | INC



Gabriel has been practicing architecture since 2002. He attended the University of Cincinnati School of Architecture and Interior Design, where he graduated magna cum laude with dual degrees in Architecture and Interior Design. Gabriel's primary focus is the intersection between architecture and interior design, which finds expression in projects ranging from custom furniture to private and retail interiors to large hospitality and commercial projects. His specialty in visualization and design is renowned in the industry. His renderings blur the lines between the real and the virtual. Allowing clients to understand a design with ease, the studio tools he has developed result in smoother collaboration, focused decision making, and quicker results.



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Marketing Team.

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Sales & Marketing

Ryan Serhant is a real estate broker, CEO, and founder of SERHANT., a vertically-integrated mega brokerage comprising an in-house film studio, education arm, marketing division, and technology platform. He's also a bestselling author, producer, and star of Bravo's Million Dollar Listing New York and Sell It Like Serhant. Ranked the #1 Sales Team in New York by the Wall Street Journal for three straight years and among the top teams in the nation for the better part of a decade, The Serhant Team has done over \$4 billion in sales, has sold more than 80 new development projects across New York, Los Angeles, and Miami, and has broken price-per-square-foot records across the city. In 2020, Ryan founded SERHANT., a new brokerage designed for the marketplace of tomorrow. With in-house production and branding capabilities and a tech-powered innovation platform, SERHANT. has revolutionized the traditional brokerage model.

For the past decade, content produced by SERHANT. Studios has averaged over 100 million impressions per month. By telling engaging real estate stories and disrupting the digital space, SERHANT. Studios is redefining how we connect with the market and bring buyers and sellers together.

SERHANT. Studios integrates product conceptualization and brand development with the ability to craft and execute thought-provoking audio and visual experiences such as films, events, podcasts, and scroll-stopping subject matter, and we anchor our entire creative process with data to ensure that we optimize for reach and effectiveness.



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Marketing Team.

Corcoran Country Living

Sales & Marketing

At Corcoran Country Living, real estate is our passion.

Corcoran Country Living was founded in 2020 by Jason Karadus and Marie-Claire Gladstone, both top performing NYC real estate experts and long-time residents of the Hudson Valley. Jason and Marie-Claire acquired two, well established and reputable local firms - Paul Redmond Real Estate on the east side of the Hudson River and Lawrence O'Toole Realty on the west - to bring the esteemed Corcoran Brand to the region.

For many discerning Hudson Valley home buyers and sellers, we are the firm of choice because we produce results. Our team of 70+ local agents has unparalleled sales experience in the Dutchess, Columbia, Ulster, and Greene counties. We are also licensed in Connecticut, serving Litchfield County and surrounding areas. We specialize in helping clients buy or sell their home - or their second home - with confidence. Our sellers benefit from our incomparable reach to NYC buyers and from our collaborative marketing efforts with The Corcoran Group, the #1 real estate company in NYC.

At Corcoran Country Living, we love what we do and love where we live. It's easy because the Hudson Valley is surrounded by exceptional beauty, noted architecture, and a vast history. And because we understand the importance of land conservancy, we strive to help continue open space, rural life, and farming.

We offer a rare combination of absolute commitment to integrity, a dedication to personalized customer service, and a vast knowledge of all aspects of buying, selling, and marketing real estate in the markets where we live and work. With offices in Rhinebeck, Millbrook, Kingston, Woodstock, and Hudson, Corcoran Country Living is well-positioned to assist with all of your real estate needs throughout the Hudson Valley.



NevelHaus



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