



Josh Greene presents an ideal furnishing of the Waldorf Astoria Residences in his newly completed model unit. Photo: Tim Lenz

Real Estate

Chris Pratt and Anna Faris's Former Home Is for Sale, Josh Greene Reimagines the Waldorf Astoria, and More News

Here's what you need to know



By Rachel Davies



Welcome to AD Pro's biweekly real estate roundup, covering the biggest deals, most important announcements, and notable listings.

This week, AD100 and AD PRO Directory designer Josh Greene unveils a model unit in the new Waldorf Astoria Residences, a Greenwich property by Jeffrey Alan Marks lists, and an industry insider offers his take on the Federal Reserve's interest rate cut. In this roundup, AD PRO has everything you need to know.

Notable Listings

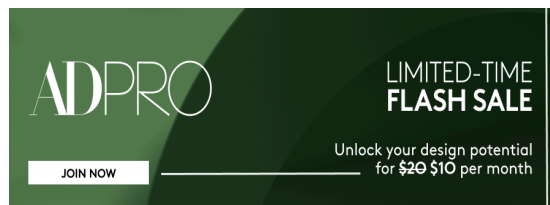
Asking \$8.995 million, a Greenwich, Connecticut, property by an AD PRO Directory designer



Marks's formed home greets guests with a fountained parterre garden. Photo Courtesy of Daniel Milstein for Sotheby's International Realty

From its bones alone, you'd imagine this 1928-build Georgian country home in Greenwich, Connecticut, to be plenty charming. Add a redesign by AD PRO directory designer [Jeffrey Alan Marks](#), who happens to be the home's current owner, and you have a truly one of one property. Recently listed for \$8.995 million, the home contains six bedrooms and nine bathrooms.

The 10,000-square-foot space is focused on a palette of bright whites, blues, and greens throughout. That palette is best exemplified by the [Plain English](#) kitchen, with its pale blue cabinetry and islands painted in a warm seafoam green. White ceilings and floors ensure the space isn't overwhelmed by color, but enlivened by it. The home is filled with the considered touches you'd imagine a designer's own home to contain, like the hand painted De Gournay wallpaper in the formal dining room. The primary suite has a fireplace, a Plain English wardrobe room, and a spacious bathroom with two vanities.



Another highlight is the south-facing sunroom, which offers views of the three-acre property's expansive lawn. A bluestone patio, herb garden, and hot tub complete the outdoor space. The listing is held by Joseph Barbieri of Sotheby's International Realty—Greenwich Brokerage.

Chris Pratt and Anna Faris's former home lists for \$7.5 million



The updated kitchen in Chris Pratt's former home. Photo: Alexis Adam

Chris Pratt attracted some heat earlier this year when the public discovered he and his wife Katherine Schwarzenegger [razed a historic modernist home by Craig Ellwood](#) to make way for a new build. This newly listed property dates back to a time with distinctly less public real estate drama attached to Pratt. The actor and his then wife Anna Faris purchased the home in 2013, then sold it for \$4.75 million in 2020, per [Realtor](#). The Hollywood Hills home is now listed for the significantly inflated price of \$7.5 million.

The rise in price is due to an extensive renovation led by the home's current owner, television producer Brett Michael Mahoney. Interior design firm [Newfield Design Inc.](#) was brought on board to bring the 5,000-square-foot home into alignment with current tastes. The Mediterranean-style four-bedroom, four-bathroom home now contains mostly light neutral finishes, save for the kitchen which flaunts contrasting dark green cabinetry. New wood built-in shelving is in place in many of the rooms, including a custom walk-in closet system in the primary suite.

Outside, a saltwater pool, fireplace and barbecue station are available. The buyer will be able to take advantage of ready-to-issue plans for an accessory dwelling unit as well. Billy Rose and Natasha Sizlo of The Agency hold the listing.

An expansive Georgia ranch lists for \$11 million



This expansive compound is known as Elder Mill Farm. Photo: HomeTourAmerica / Josh Vick

Newly listed by Compass Georgia's Nicholas Brown, this Watkinsville property is currently asking \$11 million. Fit for the outdoorsy home buyer, this custom estate was assembled piece-by-piece beginning in 2008, when the first plot of land was purchased and water, power, and grading work began. Designed by Atlanta-based firm [Harrison Design](#), the primary structure was finished in 2013 in the French Country style. The structure includes four bedrooms and six bathrooms and expansive entertaining spaces, including a covered loggia that looks over the backyard pool and patio.

The property's exterior amenities are what truly set it apart. The 62-acre parcel includes a state-of-the-art horse barn (built in 2012), horse pastures, a grass arena, and horse trails throughout the property that could satisfy any equestrian. Well-maintained hiking trails also wind through the acreage, with fire pits stationed at various points across. A two-bedroom, two-bathroom guest cottage is located on the property as well.

First Look

A glimpse inside the interiors of The Residences at 6G in Austin, Texas



6G residents also have access to a stylish podcast lounge with recording equipment, a pool, and an exclusive game lounge. Custom-designed personal wine lockers are located within the bar area for penthouse residents. **Photo: Dror Baldinger**

AD PRO Directory firm [Ashby Collective](#) has shared the first images of the apartment collection inside the Residences at 6G. Known formally as Sixth and Guadalupe, the mixed-use tower currently holds the title of tallest building in Austin, Texas.

It's the very first multifamily tower project for Ashby Collective, which is known for their textured single-family home projects in the Lone Star state and beyond. The firm designed the common spaces and the interiors for the building's 24 penthouse units and amenities. Patterned textiles, wallpapers, and moody color palettes in the various spaces, from the

lobby to the media room, create an atmosphere distinct from other multifamily developments.

Ashby Collective worked to create interiors that were just as welcoming as their single-family projects for the Residences at 6G. “The developer (Karo) engaged Ashby Collective because of the firm’s strength in residential design and our approach to curated, deliberate spaces,” principal designer Anne Grandinetti told AD PRO by email. “The goal was to make the residents at 6G feel as comfortable in the building’s common spaces, as they would their private spaces.”

Units in the building are available exclusively for lease.

Josh Greene reveals Waldorf Astoria Residences model unit



Photo: Tim Lenz

Greene is offering potential residents a look into the Waldorf Astoria spaces and its possible design opportunities.



Photo: Tim Lenz

Located on Park Avenue, the Waldorf Astoria is an Art Deco landmark completed in 1931.



Photo: Tim Lenz

Inside, Greene features contributions from Little Greene paint, and Berry Campbell Gallery for art sourcing.



Photo: Tim Lenz

Wood and cabinetry designed and fabricated by Italian designer Molt.



A slice of classic New York glamour was temporarily lost in 2017 when the Waldorf Astoria closed for renovations. The building now comprises 375 hotel rooms, plus a collection of just as many private residences, known as the Waldorf Astoria Residences. The historic structure’s interior architecture and common spaces, including both the hotel and residence collection, have been reimaged by AD100 designer [Jean-Louis Deniot](#). To showcase the versatility of the new residences, AD100 and AD PRO Directory firm

designer [Josh Greene](#) has designed a three-bedroom, three-and-a-half bathroom model unit in the building.

[Greene](#)'s design of the unit is a cornucopia of color and texture. Each of the rooms has its own distinct identity, creating a sense of discovery as you glimpse each additional space. In the living room, a bronzed mirrored wall is paired with a plum pink built-in bar. The guest bedroom is composed almost entirely of bold blue furnishings and finishes, while the primary bedroom's cream and blush palette is more delicate, though no less entrancing. "First and foremost, I wanted to enhance the architecture and material palette established by Jean Louis Deniot's office, but put my stamp on it by creating a sumptuous yet approachable decor that felt move-in ready," Greene told AD PRO by email. "In any new construction, it's imperative to add texture, so we used a lot of wall coverings and lush fabrics for the window treatments in every room."

The designer also hoped to subtly highlight the building's Art Deco stylings. "There are slight Deco references throughout, namely in fabrics with geometric prints or higher sheens (think satins) as well as the bronzed mirrored wall in the living room and the pair of custom-tiered silk light fixtures," Greene explained. "I intended to strike a balance between the historic architecture of the building and the contemporary nature of a new residence in the 21st century without being overly deferential to Art Deco. We just kept it in the back of our minds when concepting."

Condos in the building start at \$1.875 million and include access to 50,000 square feet of private amenities. The building is approaching the first phase of its reopening, which is expected at the end of 2024.

News

After four years with no cut, the Fed (finally) lowered its interest rate

Last Wednesday, September 28, the Federal Reserve announced that it was lowering its key interest rate by half of a percentage point. It's the first reduction since March 2020—a change that many prospective homebuyers have been crossing their fingers for for months in hopes that mortgage rates would lower soon after. Only time will reveal the full effect on these latter rates, but there is certainly cause for optimism for anyone waiting on a decrease.

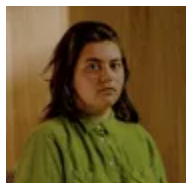
According to [a report prepared by Realtor.com](#), the quarterly mortgage rate forecasts from Mortgage Bankers Association, Fannie Mae, and Wells Fargo are all in alignment that the 30-year fixed mortgage rate will average out to 6.2% between now and the fourth quarter of 2025. Fannie Mae forecasts that top figure, while the MBA states 6.0% and Wells Fargo expects 5.9%.

Nick Boniakowski, a third-generation realtor and the head of agent partnerships at [Opendoor](#), shared his insights with AD PRO. “I expect that mortgage rates may see a slight decline—though it will likely be modest,” Boniakowski told AD PRO by email. “However, the Fed has signaled that there may be more cuts in the future, which means there may be more relief for buyers on the horizon.” Still, he encourages prospective home buyers to consider factors outside of mortgage rates as they consider the right time to buy.

“As mortgage rates decrease, more buyers are likely to enter the market, which would increase competition and could drive home prices up even higher,” Boniakowski explains. “There is still a lot of uncertainty in the market and variables at play, which is why I advise that the best time to buy is ultimately when it’s right for you and your financial situation, instead of trying to predict economic shifts. Shop for the best rates and for the homes you can currently afford. You can always refinance later on better terms if they become available.”

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