

CAMELOT ESTATES

A CAMELOT REALTY GROUP COMPANY

The Private Estate, Professionally Managed.

COMPANY BROCHURE · RATES & SERVICES WITHIN

The Scarsdale Edition · Founding Class No. 01

WESTCHESTER · CONNECTICUT · RIVERDALE · MANHATTAN · THE HAMPTONS

57 West 57th Street, Suite 410, New York, NY 10019 · (212) 206-9939 · www.camelot.nyc

A L E T T E R O F I N T R O D U C T I O N

A bespoke concierge for the significant home.

Camelot Estates is a private, bespoke concierge for the owners of beautiful, curated homes — the estates of Westchester, the Hamptons, Manhattan, and Connecticut, with South Florida to follow. One membership places a named estate manager, a certified bench of every trade a property requires, and a permanent digital record of your home under a single point of control.

The service is virtual, seamless, and quietly intelligent. Requests arrive by text, voice, or app and reach a person, not a queue. The professionals we certify, insurance-check, and score do the work on the ground. You experience none of the machinery. Only the outcome.

And we come to this honestly: Camelot Estates is the private-residence practice of Camelot Realty Group, managing New York property since 2006 — more than \$240 million under management, for clients who stay decades. David Goldoff, our founder, lives in Scarsdale. This is homeowners taking care of homeowners.

I N B R I E F

WHAT IT IS	One membership; every trade the property needs — certified, supervised, photographed, on record.
WHAT IT COSTS	Manor \$295 · Estate \$495 · Compound \$795 monthly. Managed work +12%, published. Materials at cost +10. One statement.
WHO DOES THE WORK	Local certified trades — backed by an in-house attorney, CPA, engineer, and public adjuster.
WHERE TO BEGIN	(212) 206-9939 · estates@camelot.nyc · camelot-estates-site.onrender.com

New Yorkers, managing for New Yorkers.

Every request becomes a managed ticket.

- | | |
|-----------------|--|
| i. ASK | Any channel, any hour — a person answers; response medians published quarterly. |
| ii. APPROVE | A certified specialist, a firm price, your authorization. Nothing proceeds without it. |
| iii. SUPERVISED | Scheduled, dispatched, access-controlled — photographed before and after, every job. |
| iv. ON RECORD | Work, photos, invoice, warranty — filed permanently to your home's record. |

T H E C A M E L O T S T A N D A R D

Nine points. Every vendor. Every year.

1. Liability insurance verified, \$1M or more
2. Workers' compensation — every member of every crew
3. Trade & county licensing, at engagement and renewal
4. Criminal background checks for interior access
 5. Litigation searched, county and federal
 6. Liens, judgments, and filings screened
 7. Bankruptcy history examined
 8. References from comparable properties
9. Performance scored on every ticket — two failures, suspended

Any member may ask to see any vendor's certification file. Specimen files available on the site.

When the estate needs people.

PLACEMENT	Butler, house manager, caretaker, chef, housekeeper — vetted, guaranteed 90 days; 20% of first-year salary
FRACTIONAL HOUSE MGR	One dedicated day a week — \$1,950 monthly
OVERNIGHT WATCH	Vetted watchmen, timestamped photo reports — \$325 a night
ESTATE SECURITY	Patrol programs to dedicated posts; armed details by request
EVENT SUPPORT	Staffing, valet, logistics — the house reset by morning; 15% of event invoices

T H E B E N C H , I N - H O U S E

Attorney · CPA · Engineer · Public Adjuster

— with strategic partnerships: local electricians, plumbers, landscapers, HVAC, roofers, security systems, and audio & media specialists — every one on the nine-point ledger.

F I V E T E R R I T O R I E S , O N E S T A N D A R D

WESTCHESTER — Scarsdale first (now serving) · Bronxville · Rye · Larchmont · Mamaroneck · Harrison · Chappaqua

CONNECTICUT — Greenwich, then Darien, New Canaan, Westport, Ridgefield, Fairfield

RIVERDALE — Fieldston & Hudson Hill · MANHATTAN — by arrangement through CRG

THE HAMPTONS — Westhampton to Montauk, seasonal stewardship

Membership is limited by town. The Founding Twenty-Five hold the founding rate for life.

T H E A P P · P O W E R E D B Y C A M E L O T O S

Everything the house needs, at your fingertips.

Open the app and the first thing you see is the front of your house — the app is named for the property, your address on the masthead. Pay the bill in a tap. Photograph a leak at 2:04 a.m. and the emergency ticket wakes the right vendor. Message the manager, the caretaker, or the vendor on the job — direct lines, on the record.

If it speaks Wi-Fi, it answers to the app: cameras watched live, pool and gates and climate controlled — anything in the house with a shareable Wi-Fi or API connection, tied into one hand. We don't like having people wait: chat, call, or text a person, right away.

The engine behind it is Concierge Plus — the AI-enabled resident platform already running across Camelot Realty Group client buildings — tuned by CamelotOS for the high-end single-family home. The app is free; the bench behind it is the product.

See it on your own house — the demonstration takes ten minutes.

T H E R A T E S

The pages that follow are our complete published rate sheet —
The Menu: set like a tasting menu, priced like a promise.

Prices as of July 2026, and subject to the seasons.

CAMELOT ESTATES

A CAMELOT REALTY GROUP COMPANY

The Menu

RATES, SERVICES & THE CRAFTS OF THE ESTATE

The Scarsdale Edition · Founding Class No. 01



MANHATTAN · WESTCHESTER · CONNECTICUT · RIVERDALE · THE HAMPTONS

F I R S T

The Membership

M A N O R

The standard of care.

295 monthly

unlimited concierge · certified network · annual inspection
two seasonal visits · the estate record · two proposal reviews



E S T A T E

A named manager for the property.

495 monthly

everything in Manor · a named estate manager
semi-annual inspections, four seasonal visits · unlimited reviews
on-site representation, six visits · away watch · full documentation



C O M P O U N D

Full stewardship of the estate.

795 monthly

everything in Estate · senior manager, same-day priority
quarterly inspections, eight visits, storm checks
unlimited representation · weekly watch · the collections, managed



The Founding Twenty-Five hold the founding rate for life.

SECOND

The Crafts of the Estate



THE GROUNDS & FINE LANDSCAPING

landscape architecture · specimen gardens · tree care · irrigation · exterior lighting



GARDENS & WATER

pools opened, kept, and closed · spas · courts · fountains



PAINTING & FINE FINISHES

interior and exterior painting · plaster · millwork · gilding and restoration



DRAPERY, TAILORING & DESIGN

custom drapery and shades · upholstery · interior design, fitted to the house



HVAC, BOILERS & COMFORT

heating and cooling by season · boilers · filtration · fuel management



GENERATORS & POWER

standby power installed, load-tested monthly, fueled before the storm

THIRD

The Crafts, Continued



TECHNOLOGY, AUTOMATION & SECURITY

cameras · alarms · access control · networks · the intelligent home, programmed



MAINTENANCE & REPAIRS

the running list, run for you — appliances, fixtures, fine repairs, the envelope



HOUSEKEEPING & INTERIOR CARE

housekeeping rhythms · pest prevention · deep seasonal interior work



GROUNDSKEEPING & THE SEASONS

snow and ice, storm-dispatched · leaf season · gutters · holiday lighting



PROJECTS & ARCHITECTURE

architecture · engineering · permits · renovation, as your owner's representative



THE COLLECTIONS

automobiles · boats · cellars · art · stables · events



Managed work carries a single coordination fee of 12 per cent.
Materials at cost plus 10. One monthly statement. No surprises.

FOURTH

Supplements

VISITS & RESPONSE

Additional watch or inspection visit	95
On-site representation, per visit	125
Rush or after-hours dispatch	95
Emergency response, first hour	195
<i>waived at Compound</i>	
Storm preparedness activation	250
<i>included at Compound</i>	
Proposal or estimate review	150

DOCUMENTATION & ADMINISTRATION

360° property re-documentation	495
Insurance claim package	350
Estate record export, sale or appraisal	250
<i>one included annually</i>	
Estate transition, move-in or out	from 1,500
Utilities & bill-pay administration, monthly	95
Household payroll, per employee monthly	45
Certification of your own vendor, annually	450
<i>keep your people — we'll hold them to our Standard</i>	
Permit expediting	350

FIFTH

The Household



PLACEMENT — VETTED, GUARANTEED

Permanent placement, of first-year salary	20 pc
<i>butler · house manager · caretaker · chef · housekeeper — 90-day guarantee</i>	
The Fractional House Manager, monthly	1,950
<i>one dedicated day a week — staff presence without staff payroll</i>	
Temporary & event staff, over pay	x 1.55

WATCH & SECURITY

Overnight watch, per night	325
<i>vetted watchman, timestamped photo reports</i>	
Unarmed estate security, hourly	65
Armed detail, off-duty officer, hourly	110
Nightly patrol programme, monthly	from 4,500
Dedicated overnight post, monthly	23,400
<i>twelve hours, every night of the month</i>	

OCCASIONS

Event support, of event invoices	15 pc
<i>staffing, valet, logistics — the house reset by morning</i>	



Larger undertakings are scoped and quoted individually, by request.

ALWAYS

The Camelot Standard

1. liability insurance verified, one million or more
2. workers' compensation, every member of every crew
3. trade and county licensing, at engagement and renewal
4. criminal background checks for interior access
5. litigation searched, county and federal
6. liens, judgments, and filings screened
7. bankruptcy history examined
8. references from comparable properties
9. performance scored on every ticket — two failures, suspended



*Work photographed before and after. Keys in sealed custody.
Any member may ask to see any vendor's file.*

BY PRIVATE CONSULTATION

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Westchester & Connecticut offices to follow.

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