

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.

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