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INSIDE THIS ISSUE: *East Side, West Side*

1
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East Side, West Side

*Apartments near Central Park will always rank highly
among status-conscious New Yorkers.*

The sprawling 4,415-square-foot, four-bedroom condominium apartment on the 45th floor of 1 Central Park West is one of the most sun-flooded properties at the foot of Central Park West, with both Hudson River and Central Park views. The 80-foot-long gallery just beyond the foyer extends to the living room, with views of the park to the east, and to the dining room on the other side, with views of the river to the west. The building has an elegant pool and spa, and offers maid service from the hotel below, with 24-hour room service from the on-site Jean-Georges restaurant, along with a common roof deck above the 52nd floor.

The asking price of \$22,950,000 for apartment 45C, reduced by some \$7 million from where it was three years ago, reflects the reality of the Manhattan real estate market these days, explained

Doug Russell, associate broker with Brown Harris Stevens. "What makes this a great buy is that the layout reaches four corners of this iconic building — the living room and master bedrooms are both corners, and two of the three bedrooms on the other side are corners as well," he said. "While most apartments face one or sometimes two directions, this one faces south to Columbus Circle, as well as east and west, with floor-to-ceiling windows and 10-foot ceilings in every room, and a large center island kitchen with a banquette that seats eight, next to the formal dining room overlooking the Hudson. Just the scale of the gallery alone is spectacular."

Also on the park's west side, apartment 8C at 239 Central Park West, on the corner of 84th Street, is a renovated Classic Six (two bedrooms, two bathrooms with a powder room) of approximately 1,800 square feet in a white-glove, full-service Upper



Photo: Halstead Manhattan, LLC

West Side co-op built in 1926. The current owners reconfigured the kitchen, the maid's room and the dining room to create a more contemporary layout with a great room and a chef's kitchen with high-end appliances, including drawers for freezing and refrigeration, two dishwashers, double sinks, and well-laid-out storage with useful details like a vertical cabinet designed specifically for large pans. The list price is \$3.1 million.

"The designer did a great job with glass and steel, carrying the motif into the powder room with silver leaf and tinted glass tiles," explained Sarah Burris, associate broker with Halstead Property. "The wood-burning fireplace has an attractive Old World mantel, with plenty of built-ins as you walk in and around the windows. Another selling point is the maintenance charge, at a bit over \$3,500 a month — which compares favorably to similarly sized co-op apartments across the park on Fifth Avenue, which can range from \$4,000 to \$7,200. Plus the West Side in general is more liberal in financing. This building for example allows 50 percent financing, while comparables on Fifth Avenue typically allow financing between 30 and 50 percent."

Another advantage offered by the Upper West Side is Theodore Roosevelt Park, which surrounds the American Museum of Natural History. The four-bedroom, 4,172-square-foot condominium apartment on the eighth floor of 101 West 78th Street, listing for \$10.25 million, features seven oversized windows and 75 feet of frontage over-

OPPOSITE: 1 Central Park West, Apt. 45C

ABOVE: 239 Central Park West, Apt. 8C

looking Roosevelt Park. The building was originally constructed in 1886, but fully redone by designer Stephen Sills three years ago as part of a rental-to-condo conversion, now with a 24-hour attended lobby, fitness center, playroom, bicycle storage, stroller room and cold storage. The apartment redo, which features expanded layouts, all new mechanicals and plumbing, 10- to 11-foot ceilings, wide-plank oak herringbone floors and Smallbone of Devizes kitchens with Miele appliances, reinstates a prewar sense of volume not found in many recent condominium developments.

"This condominium conversion brings back the grandeur of an earlier time in a very elegant and popular area where apartments have always sold very well," said Deanna Kory, associate broker with The Corcoran Group. "They surround the famous museum inside its own park, which is the next best thing to Central Park itself, and buyers



Photo: Dorna Dotan for The Corcoran Group



Photo: Stribling Private Brokerage

ABOVE LEFT: 101 West 78th Street, Apt 6C

ABOVE RIGHT: 9 East 81st Street

BELOW: 27 East 79th Street

OPPOSITE: M at Beekman at 345 East 50th Street, Penthouse B

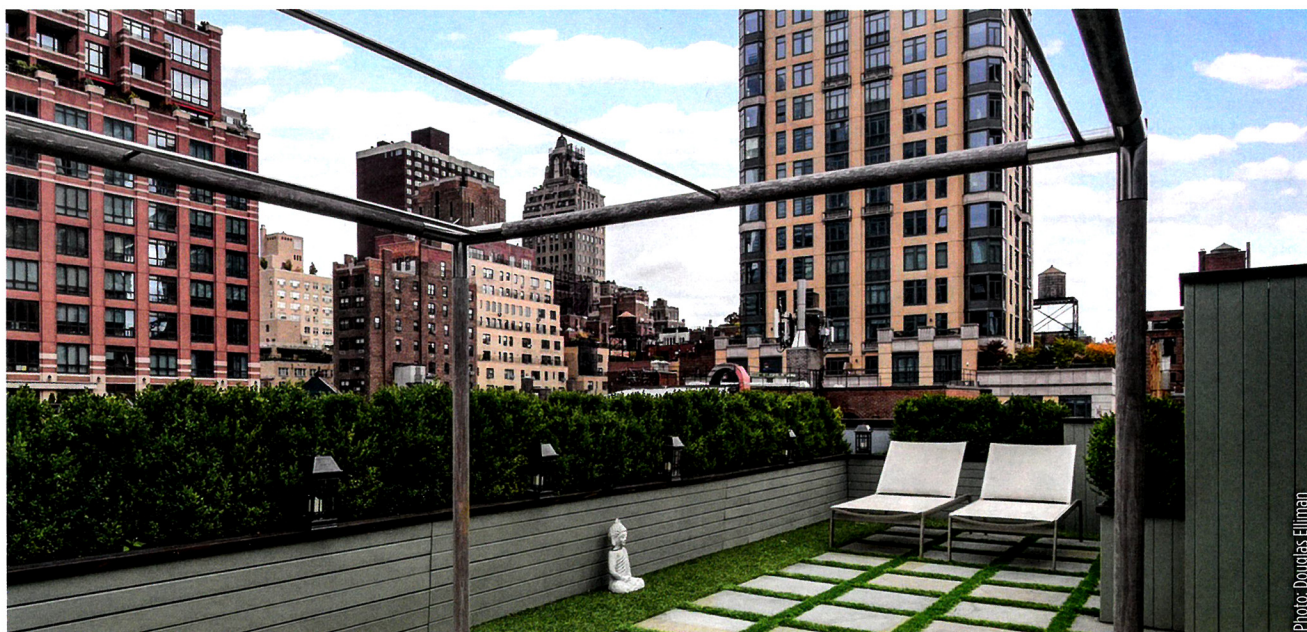


Rendering: The Neighbourhood

here appreciate that their museum and park views will not be compromised. They also know that the convenience factors that always govern buying decisions — like proximity to schools, transportation and stores — balance well with the cachet associated with this location.”

Just beyond the eastern edge of Central Park, the five-bedroom, eight-bathroom neo-Federal brick-and-limestone-trimmed townhouse at 9 East 81st Street, built in 1878, was renovated by renowned architect Peter Pennoyer in partnership with the internationally known landscape architect Madison Cox, who reimagined the garden. The 20-foot wide, five-story mansion comprises 6,150 square feet just off Fifth Avenue on a stately block flanked by similarly architecturally significant townhouses.

The asking price for the townhouse, which has been continually updated, including a free-floating staircase from the ground floor to the third floor and a five-floor elevator, is \$19,950,000. “The owner, also a well-known designer, wove in more modern elements into it, so it has the blend of the old and the new, which is very popular these days,” said Kirk Henckels, vice chairman of Stribling & Associates and the founding director of Stribling Private Brokerage. “It has a crisp, white high ceiling with a modern, open living room, in contrast to the paneled library on the same floor. The garden is off a traditional dining room with hand-painted Chinese wallpaper, and there is a terrace off the library, with another on the setback above, so that the dressing room for the master bedroom has its own very attractive sitting terrace. This one ticks off all the boxes for a fine home: location, excellent condition, well-conceived architecture and design, abundant square footage and a five-level ele-



vator, all in a 20-foot-wide townhouse with a finished basement and plenty of outdoor space."

As the first condominium built on 79th Street between Madison and Fifth Avenues, 27 East 79th Street is a boutique, ground-up, new-construction, 15-story development of just eight apartments done in a classic, prewar Beaux Arts–Art Nouveau style across from the renowned Cook block, which runs between 78th and 79th Streets from Madison Avenue to Fifth Avenue. The glass-domed entrance to the lobby is one of many French flourishes designed by Cabinet Alberto Pinto, the famed Parisian design firm.

Two 3,006-square-foot duplexes, priced at \$12,495,000 and \$11,995,000, are still on the market in the 25-foot-wide development, which is scheduled for first occupancy late this year. "It fits in beautifully with the limestone Stanford White facades that face it across the street from the preserved and protected Cook block — nothing can be built on that block above townhouse height, guaranteeing abundant light and views here," said Leighton Candler, associate broker with The Corcoran Group. "Many buyers prefer condominiums to co-ops, and they love buying new construction — but generally, their choice is among huge glass towers. This offers a very different lifestyle, which provides the feeling of living in a boutique Upper East building with an elegant lobby with a full-time lobby attendant, graciously sized rooms and all the benefits of condo ownership. There are just not many prewar-style boutique condominiums on the Upper East Side — and rarer still this close to Fifth Avenue. It is an anomaly, really."

Just south of the Upper East Side, Midtown East is an attractive neighborhood for walk-to-work

Midtown commuters. Penthouse B at M at Beekman, a duplex condo at 345 East 50th Street, features five terraces totaling about 1,700 square feet of outdoor living space, with 360-degree views from the top (seventh) floor. The duplex, one of two penthouses included as part of a four-building brownstone rental-to-condominium conversion in 2007, is one of 23 loftlike condo apartments, most with one or two bedrooms each. The private elevator opens to both floors — with high ceilings; radiant-heated bathroom floors; biofuel fireplace; central air; Sub-Zero, Bosch, Miele and Fisher & Paykel appliances, two dishwashers; and an Electrolux washer/dryer. The list price is \$3,295,000.

"The apartment looks onto trees and gardens all around, with lower brownstones to the north and south — and you can see the United Nations and even the Brooklyn Bridge from the south side," said Patricia Isen, sales agent with Douglas Elliman Real Estate. "The owner renovated the terraces so they are fully landscaped and irrigated, and added a full kitchen up there: the south rooftop terrace is for dining and entertaining, and the north side is more of a spa-like Zen space with big daybed for relaxing. Midtown East is walking distance from Midtown, and it is very much a little intimate neighborhood, more like those in Paris or London, with many brownstones and not as many huge buildings. My client loved it because it is close to the Queens-Midtown Tunnel, and very convenient for her because she goes to the Hamptons a lot. This is unique for all its outdoor space — and you can't easily find this open brownstone feel until you go much farther uptown. Five terraces is an extremely rare commodity on either side of the island." ■