

March 20, 2014

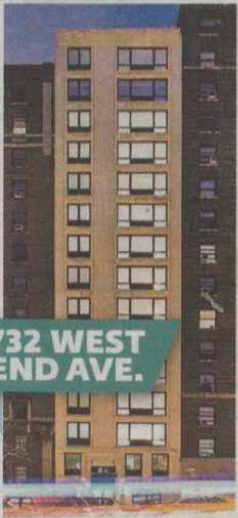
**NYP HOME**  
SPRING PREVIEW

# NYC REAL ESTATE SPRINGS

By MAX GROSS and JENNIFER CEASER

**T**HIS has been a punishing winter for New Yorkers. Not the schizo temperature shifts — we're talking about the lack of available residential real estate. According to the fourth quarter 2013 reports by appraisal firm Miller Samuel, NYC was at its lowest level of inventory in 14 years.

But the punishment is hereby over. The new condo projects that developers had been hoarding all winter are springing up from Staten Island to Brooklyn to the Upper East Side. Here are a baker's dozen to look forward to.



**732 WEST END AVE.**

Evan Joseph Photography

The fitness center at this Upper West Side condo boasts "natural light from a garden-level atrium," but you can get your fill of nature mere steps away, in Riverside Park. Each of the 14 residences — 12 full-floor units, one duplex penthouse, one triplex maisonette — are accessed by private keyed elevator and all have outdoor space. Traditional touches include barrel-vaulted ceilings in the entryway and hand-crafted plaster crown moldings in the living room. But make no mistake, these condos are thoroughly modern: ventless fireplaces, European showers with infinity drains and a state-of-the-art home automation system. Prices range from \$2.728 to \$8.5 million. Sales launched last week, move-ins are expected in spring. **Contact: John Carapella, Cord Stahl, 646-532-4958**

**THE ACCOLADE STATEN ISLAND**



Elk Freeland

Hear, hear! The Accolade, a 100-unit condo, will join the burgeoning north waterfront development boom in St. George, where new shopping, restaurants, residences and an esplanade are planned. Set in the gated Bay Street Landing community, the 10-story building is made up of studios and one-, two- and three-bedroom units — plus eight duplex penthouses — ranging from 772 to 2,479 square feet and priced from \$300,000 to more than \$1 million. The homes feature high ceilings, oversized windows, hardwood floors, kitchens with custom wood cabinetry and Kohler fixtures and stone and marble bathrooms. Most units offer private outdoor space; many have spectacular views of Manhattan and the New York Harbor. Amenities include a residents' lounge with a bar and catering kitchen, Ping-Pong and billiards tables, a golf simulator, fitness center and screening room. Sales will launch in the next couple weeks; occupancy is slated for summer 2014. **Contact: Sales office, 718-815-6500**



It's one of those architectural badges of honor to have a building go up on the High Line, so Foster + Partners and Beyer Blinder Belle



Watson & Co.

**215 SULLIVAN ST.**

School never looked as good as it does at the 19th-century Victorian Gothic-style Sullivan Street Industrial School. At least, it must have looked pretty good to Broad Street Development, which turned this building by Calvert Vaux (the co-designer of Central Park) into 25 condos, consisting of 17 lofts, five penthouses and four townhouses.

The latter range from 3,374 to 5,960 square feet (each with private underground parking); penthouses go from 1,074 to 2,798 square feet; lofts are 1,034 to 3,254 square feet. Fixtures and finishes are a mixture of modern and classic — the interior design was by Eric Cohler. And it should include some serious landscaping — Edmund

Hollander did the entry garden, private backyards and roof terraces. Prices range from \$3 million to \$17 million. The team of Sarah Burke, Fredrik Eklund and John Gomes just launched the sales this month and the apartments are to be delivered in the spring of 2015. **Contact: Douglas Elliman Development Marketing, 212-677-0215**

**551 W. 21 ST.**

Hayes Davidson/Courtesy of Foster and Partners (2)



should get the needles and thread ready to do some badge sewing. They designed Scott Resnick's new 19-story condo which features 44 residences, including three penthouses. The exterior will be cast-concrete with huge windows. The two- to five-bedroom units (and the three full-floor, 6,200-square-foot penthouses) include excellent finishes like French herringbone floors,

custom-designed marble kitchens and bathrooms with granite floors. The building features a full-time doorman and concierge, fitness center and his-and-her saunas. Sales began earlier this month (the building will be ready in 2015), with two-bedrooms from \$5.75 to \$7.95 million and three- to four-bedrooms from \$10 to \$17.5 million. **Contact: Brown Harris Stevens, 212-452-6200**



# INTO ACTION

FROM SOHO TO STATEN ISLAND, THE CITY'S RESIDENTIAL MARKET IS ENTERING ITS SEASON OF SIZZLE



**151 W. 78 ST.**

In the last few years, developers realized something important: the classics are good. Classics like the Upper East Side. Classics like a brick exterior with a two-story limestone base. Like 151 E. 78th St., architect Peter Pennoyer's first condo, a 16-story building with 14 residences ranging from three- to six-bedrooms measuring 3,300 to 7,000 square feet. Included in the admission — units start at \$10 million and go up to \$30 million — is a 24-hour doorman, landscaped garden, resident library, fitness studio, bike room and live-in resident manager. Sales begin this month; move-ins are expected in December 2015. **Contact: Alexa Lambert and Cathy Taub, Stribling, 212-452-4408 and 212-452-4387**

Williams New York



**ONE MORNING-SIDE PARK**  
321 W. 110TH ST.

Living in a building close to a park is one of the city's great perks. But One Morningside Park is a block from two parks — Morningside and Central — making it doubly awesome. Consisting of 54 one- to three-bedroom condos (ranging from 661 square feet to 1,410 square feet), sales launched late last fall and the building is already 70 percent sold. Plus, for new development, prices start at a relatively reasonable \$925,000 — going up to \$2.275 million for available units (the two penthouses have yet to be released). Closings are set to begin this summer. **Contact: Shlomi Reuveni, Brown Harris Stevens SELECT, 212-866-3210**



**155 E. 79 ST.**

The Upper East Side's mansion inventory just got a boost — at least, the mansionette inventory did. A duplex mansionette is part of this 14-floor, seven-unit condo that launched this week. As you can imagine, these apartments are big. Five of the units are duplexes — there's also a triplex penthouse — and each apartment has five bedrooms and 5½ bathrooms (except for the mansionette, which has four bedrooms). And Anbau (the developer) and BKSK (the architect) added all sorts of other golden touches: elevator entry, woodburning fireplaces, grand foyers and custom marble floors. There's also a 24-hour doorman, fitness center and library with curated artwork in the lobby. Prices range between about \$9 and \$17 million. Move-ins are slated for early 2015. **Contact: Shelley O'Keefe, Corcoran Sunshine Marketing Group, 212-725-7979**

If we called this building a light onto others, we don't think we're being hyperbolic. The CetraRuddy-designed condo features a permanent (and prominent) lighting installation by Thierry Dreyfus, the Parisian designer whose work has graced Versailles and Notre Dame. The 109-unit, 47-story condo consists of one- to four-bedrooms (including five penthouses) ranging from \$1.5 million to over \$10 million. Another bright spot: the 12,000-square-foot residence club with fitness center. Sales launch this spring; closings are expected in late 2015. **Contact: Douglas Elliman Development Marketing, 212-265-1350**



**135 W. 52 ST.**

Williams New York



**260 N. NINTH ST.**  
BROOKLYN

Travis Dubreuil

Another month, another new condo for Williamsburg. With 20 one-, two- and three-bedroom units measuring 687 to 1,430 square feet, 260 N. Ninth St. promises plenty of interior goodies such as Liebherr refrigerators and Bertazzoni ranges in kitchens; Zuma soaking tubs and Grohe plumbing fixtures in bathrooms; and white oak hardwood floors throughout. All units have outdoor space — balcony, terrace or patio — and the eight-story building also features a common rooftop. Parking is available, as well. Sales will launch in June, with move-ins expected in summer. Prices have yet to be set, but they're expected to be over \$1,200 per foot. **Contact: David Maundrell, aptsandlofts.com, 718-384-5304**

TURN PAGE FOR MORE DEVELOPMENTS



## NYP HOME

### SPRING PREVIEW

FROM PAGE 39



Aline Torn from Render Solution

Proving TriBeCa remains the hottest 'hood for luxury development, the nine-story 15 Leonard is made up of just six residences — four full-floor, 2,620-square-foot, four-bedroom, 3½-bathroom units, plus one 4,600-square-foot triplex penthouse and one 7,220-square-foot townhouse (both with outdoor space) — starting at \$5.995 million. Kitchens are outfitted with custom white lacquer and wood cabinetry; Kohler Tea for Two tubs jazz up the bathrooms. State-of-the-art technology includes Lutron lighting and motorized shades. Expected completion is end of 2014; sales begin April 1. **Contact: Brett Miles and Andrew Azoulay, Town Residential, 212-775-0015**

Nestled near the UN is a building the French delegation will probably show some interest in. The 29-story, 57-unit condo from CBSK Ironside was inspired by French modernism and has a limestone facade; the interiors and exteriors of the one- to four-bedrooms (with two penthouses) were designed by COOKFOX, whose previous work has graced 150 Charles and One Bryant Park. Units will range from \$1.5 to over \$10 million. Amenities include a fitness center with cedar sauna and tea lounge. Did we mention it's shooting for LEED Gold certification? Joan Switfit and Betrand Buchin will be leading sales this spring and delivery is expected at the end of 2015. **Contact: Douglas Elliman Development Marketing, 212-838-5050**



JOAN SWITFIT

AORE was the lucky developer who nabbed 53 Greene, a six-story conversion originally built in 1867 as a storage house. Launching sales this week, the condo consists of four full-floor two-bedroom, three-bathroom units, each 2,771 square feet, which start at \$6.34 million, and a 3,510-square-foot three-bedroom, four-bathroom duplex penthouse (with private outdoor roof space) for \$14.05 million. While AORE didn't skimp on the top-of-the-line tech touches, N-Plus Architecture and RSVP Architecture Studio did yeoman's work restoring the building's facade with Tuckahoe marble, as well as the columns and cornices that makes one fall in love with SoHo. Closings should begin this spring. **Contact: Shlomi Reuveni, Brown Harris Stevens SELECT, 212-396-5801**



Stahl Organization

This landmark 1913 former bank building in Brooklyn Heights has been restored and reimagined by Barry Rice Architects as a luxurious 12-unit condo. The two- to five-bedroom residences have open-plan layouts with 11-foot ceilings in the living/dining areas, and in the four duplex units, skylights. All the high-end amenities are here — doorman, gym, roof terrace — and some you might not expect in such an intimate-sized building — pet spa, music practice room, teen lounge. Sales launch in late spring; expected completion is later this year. **Contact: Sales office, 718-875-1289**