

MARCH '12

The New York Times

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IN THIS ISSUE

PREMIUM PENTHOUSES GREAT PLACES TO LIVE IN THE HAMPTONS

Duplex Deluxe

Daniela Kunen, Managing Director

Prudential Douglas Elliman

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THE THIRD OF TWELVE ISSUES IN 2012 FEATURING THE FINEST LUXURY PROPERTIES

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Photos (cover and above): Juris Mardwig

Urbane and elegant, this 13-room duplex in an acclaimed prewar co-op at 480 Park Avenue has been painstakingly renovated for 21st-century living.

Beyond the granite-floored foyer with grand staircase is an expansive living room with wood-burning fireplace, wet bar and large corner terrace. Adjacent is the library with a guest powder room in travertine marble. There is a south-facing formal dining room and a chef's kitchen outfitted with custom cabinetry, granite countertops and stone floors, as well as a large pantry, storage room, separate home office and service powder room. The upper level boasts the spacious master bedroom suite with terrace, two additional bedrooms with en suite baths, a playroom with full bath (which can easily convert to a fourth bedroom), a laundry room and a staff room with full bath.

Additional improvements include radiant heating in the bathroom floors, separate master suite and kitchen A/C systems, a full Crestron system, a Lutron lighting system with Grafik Eye, new plumbing with Dornbracht fixtures, UV-protected tilt-and-turn windows by Skyline with automated shading systems by Window Modes, and numerous other features. Offered at \$19,750,000.

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Besides living above the fray, which in busy Manhattan is an exceptionally valuable commodity, deluxe penthouses typically offer spectacular views from multiple exposures, and often a series of elaborate terraces and rooftop decks. Living above it all brings a sense of nature and serenity that many New Yorkers can only dream about.

Premium Penthouses

“Implied in the word penthouse is prestige, privilege and privacy,” said Mary Ellen Cashman, executive vice president at Stribling & Associates. That is certainly true of the \$13.9 million triplex penthouse co-op at 94 Thompson Street in SoHo, which has entrances above teeming West Broadway as well as the more private cobblestoned Thompson Street. The prewar building, which once housed a series of art galleries, presented a challenge to the architects presiding over the residential conversion, who ended up carving a garden out of the middle of the penthouse space, adding a second level, and creating a spacious sunken living room with 29-foot ceilings. Then they added four separate outdoor spaces in all, including a complete outdoor kitchen in the landscaped rooftop terrace, as well as a series of glass “disappearing” interior walls and floating stair treads that are warmed by radiant heat. The master bathroom shower had to be filed with the building authorities as a water feature because of its size.

The owner uses the fully wired 3,500 square feet of interior space, and 2,200 square feet of exterior space, to display his extensive art collection — all with 360-degree views of the Manhattan skyline. “Your initial impression when you enter is of a fabulously rambling open space, with a wonderful Japanese cherry

tree and Zen viewing garden on the first level with a fireplace,” said Cashman.

“Then, on the second level you have a breakfast terrace, and a west terrace that is great for sunsets and cocktails. Then the top space outdoors is fitted with a full kitchen and a shaded seating area. The owner entertains a lot whenever he is in the United States, and he always has a party going on. This is ideal for that. It is very peaceful, but impressive in a quiet, elegant way. Modern design brings a unique tranquility, and everyone that walks into it responds to it. It is unlike any other space I have seen in New York.”

Another SoHo penthouse is at 34 Greene Street, where Penthouse C is on the market for \$13,750,000. Developed by Sorgente Group, the Rome-based development group that owns the Flatiron building and a percentage of the Chrysler building, the design was intended to preserve the high ceilings and exposed-beam aesthetic that makes SoHo lofts unique. The interior of the 5,000-square-foot duplex apartment comprises the entire 5th and 6th floors of the building. There is also 2,200 square feet of private outdoor space, with views over SoHo to the Empire State Building.

The penthouse as currently configured comes with four bedrooms, including two master suites with double steam showers, five-and-a-half marble baths

with cast-iron soaking tubs and radiant-heat flooring, a dramatic living/dining room with 15-foot ceilings, wide-plank oak floors and a wall of 12-foot-high mahogany-trimmed windows. “This design group has sensitivity to maintaining the integrity of the bones of a building, so you get an old-school feel with a sophisticated cut to it,” Frances Katzen, managing director with Prudential Douglas Elliman. “You feel like you are in a classic loft — it feels like a SoHo printing office done very, very well. The finishes are pre-

nominal: the Italians have exquisite taste. It doesn’t feel like new development dumped into SoHo.”

Not to be outdone, the penthouse at 350 West Broadway also offers panoramic views of Manhattan. The LEED-certified building has just seven residences, and the average price is around \$11 million per apartment. Three apartments have sold in the last few weeks.

The three-bedroom penthouse, on the market at \$26 million, is a 5,912-square-

foot two-story home with a 1,330-square-foot private rooftop terrace. There are more than 240 linear feet of windows, and the option to create a phenomenal master bedroom of 38 by 22 feet, with Manhattan views on three sides. The master bathroom alone is 600 square feet.

“The apartments are like horizontal townhouses that are surrounded by 360 degrees of light — and the penthouse is two levels of that,” said James Lansill, senior managing director for Corcoran

Sunshine Marketing Group. “The building is 10 stories tall, and is surrounded by landmarks that can’t get any taller. So you have an astonishing southern skyline view, and a rooftop view of SoHo that is very glamorous. The layouts are very generously scaled in an uptown-meets-downtown kind of way. You feel really engaged with the urban experience of New York City when you are up there.”

On the 30th floor high above P.S. 234 at 200 Chambers Street, near Stuyvesant High School, is a luxury condominium of



This triplex penthouse co-op at 94 Thompson Street in SoHo features a remarkable sunken living room with 29-foot ceilings. Photo: Michael Weinstein



The penthouse at 350 West Broadway, a LEED-certified building with just seven residences, offers panoramic Manhattan views. Photo: Jesse David Harris



A 5,000-square-foot duplex, Penthouse C at 34 Greene St. features 2,200 square feet of private outdoor space. Photo: Evan Joseph



Set on the 30th floor of 200 Chambers Street, Penthouse C is a combination of three penthouses with three exposures. Photo Platinum Properties

250 apartments built in 2006. At 4,700 square feet, Penthouse C is a combination of three penthouses that have never been lived in. The apartment offers three exposures, through its floor-to-ceiling windows, of the Hudson River to the west, and upper and lower Manhattan. Although there is no outdoor space, the building has a public outdoor sundeck, as well as a pool, gym, children's playroom and private storage.

"This is a truly customized apartment," noted Daniel Hedaya, president of Platinum Properties, the penthouse's exclusive sales and marketing firm. "One of the powder rooms is in the shape of a conch shell. One of my favorites is the master bathroom, with floor-to-ceiling windows throughout on the northeast corner. The

floating tub is limestone-wrapped, and sits six inches from the window. Sitting in the tub, the views — especially at night — are very dramatic."

The list price is \$17.995 million. "This apartment is a rare opportunity in which a brand-new apartment comes onto the market that was not built with the intention to sell," he continued. "It was designed for the [original] owner — but in this case, the owner passed away. So it is brand-new apartment, priced to sell, and done in a way where no dollar was spared."

The four-bedroom penthouse at 45 East 30th between Madison and Park Avenues is also like a five-story townhouse, complete with private elevator atop a full-service prewar condominium in

Madison Square North. The 16th through the 20th floors of interior space complement a total of 2,000 square feet of terrace space. There are a total of seven separate terraces in all, highlighted by an 800-square-foot sun deck with half bath.

The price has dropped considerably, from more than \$10 million to \$5,995,000. "You can't have more bells and whistles — outdoor space, privacy, all-glass views, private lap pool. It is a special place that rivals anything along Central Park with the views," said Julie Rupprecht, senior vice president with Halstead Property. "The price is unbeatable."

At \$2,999,000, the duplex penthouse at Griffin Court Condominium (454 West 54th Street in the Clinton neighborhood



This five-floor, four-bedroom penthouse at 45 East 30th St. has seven separate terraces totaling 2,000 square feet. Photo: Halstead Property LLC



A large formal dining room with three large windows is just one distinctive feature of Penthouse C at 333 East 68th Street. Photo: Brown Harris Stevens



The duplex Penthouse C at Griffin Court Condominium, 454 West 54th Street, boasts a double-height living room and large terrace. Photo: David Paler

of Manhattan's Midtown West) is even more of a bargain. The 1,829-square-foot, three-bedroom, 3.5-bathroom condominium, which comes with a double height living room and a 1,397-square-foot private terrace, is outfitted with quartz countertops, Poggenpohl cabinetry and Viking and Bosch appliances — and still offers one of the last 421(a) tax abatements offered by the city.

The condo development of 95 units in two eight-story towers, which is already more than half sold, is distinguished by its expansive glass-walled lobby that overlooks a private, resident's only 8,700-square-foot courtyard. "The courtyard is an incredibly unique feature; there aren't many buildings with a courtyard this large," said Kenneth Horn, president

of Alchemy Properties, Griffin Court Condominium's developer. "The private terrace in the penthouse has southeastern, western and northeast views on three sides. To get an expansive courtyard and a 1,400-square-foot private terrace in the heart of Manhattan is a truly special luxury."

There are also plenty of enticing penthouses uptown. The three-story Penthouse C crowning the co-op at 333 East 68th Street between First and Second Avenues has two enormous terraces — one more than 50 feet long, and the other enclosing a children's play area. There are six bedrooms, seven-and-a-half bathrooms, three wood-burning fireplaces, a wine cellar and an abundance of prewar details throughout.

Brown Harris Stevens listed the apartment at \$5.25 million last month. "The sweeping staircase, the abundance of windows, coupled with the luxuries of a larger building, like a doorman and a super, are what set this penthouse apart," noted Cathy Franklin, a director with Brown Harris Stevens. "There is a large formal dining room with three large windows; the living room is a corner room with four windows and a wood-burning fireplace; and the master bedroom is a corner room with five windows and a wood-burning fireplace. So with the terraces, you get a lot of sunlight throughout this apartment. The terraces, accessed by French doors, are spectacular. It is like a townhouse in the sky." ■

Great Places to Live in The Hamptons

As we head into the summer season, the Hamptons are home to several intriguing options. One new listing is located at 140 Meadow Lane in Southampton in one of the most desirable beachfront locations in the area. Located directly across from Cooper's Pond, the \$26.5 million bulkheaded property, within walking distance of Southampton Village and the Meadow Club, features 290 feet of oceanfront.

The home comes with a separate caretaker's apartment. "I have been doing this for 32 years, and sold a lot of high-end properties in the Hamptons — including at least 26 houses on the beach — but this is one of the most exciting," said Raymond Smith, senior managing director for the Southampton and Easthampton offices of Prudential Douglas Elliman Real Estate. "It is not glamorous at all, but it is on one of the most prime locations you can imagine."

For the same asking price, another home, this one on equally prestigious Gin Lane, is in immaculate condition with a pool, tennis court and expansive guesthouse. "Someone will fall in love with the location," said Smith. "In one, they have to be willing to do some work and you could have one of the best beach houses in Southampton. The other, you can move in now with your toothbrush and stay for the summer."

Added Erica Grossman, luxury homes specialist with Prudential Douglas Elliman Real Estate: "We have had a lot of calls for both properties. The high end out here is still strong, and there seems to be a surge of potential buyers looking right now for high-end ocean front properties here."

For considerably less is a five-bed-



Just north of East Hampton, the five-bedroom/four-bathroom home at 34 Hedges Banks Drive offers direct water views. Photo: Prudential Douglas Elliman

room/four-bathroom home located a 10-minute drive north of Easthampton. The 4,428-square-foot traditional home, on 1.3 acres at 34 Hedges Banks Drive, looks over a cliff above Gardiners Bay near Shelter Island and a series of nature preserves and parks. The list price is \$4,495,000. "The best thing is that you have direct water views from the first level of the house, which is a special amenity," said Justin Agnello, sales associate with Prudential Douglas Elliman Real Estate. "This was built by a well-known builder who used an excellent floor plan that offers water views from all the living rooms."

Edgefield Estate, located at 329 Highland Terrace in Bridgehampton South, is a newly completed, classically designed 10,094-square-foot, seven-bedroom home with a tennis court, a 54-foot pool and a large guest house set on 2.7 acres. The back

"floating" staircase is somewhat of an engineering marvel, soaring three levels, although there is an elevator for more mundane entrances. The cabinetry, coffered ceilings, and wood floors were all handmade by expert craftsmen, and the grounds feature an elegant arrival garden with a parterre and port cochère entrance.

The designer for this \$19,750,000 estate is the renowned James Michael Howard. "Just the hinges on the doors cost \$600, and they are exquisite," said Martha Gundersen, senior director with Brown Harris Stevens. "The big story here is James Michael Howard, whose attention to detail is legendary. He had third- and fourth-generation cabinetmakers come from out of state just to build the bespoke cabinets. You just can't find that level of detail in a basic spec house." ■