

## Live on Top of the High Line and Have Your Own Floor

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Geraldine Laybourne says she believes she and her husband were one of the first to buy into this Neil Denari-designed building, called the HL23, in Manhattan's Chelsea neighborhood overlooking the High Line. The architect, the neighborhood and a chance at owning an entire floor was an opportunity that couldn't be passed up, says Ms. Laybourne, an entrepreneur and cable pioneer who co-founded the Oxygen network and led a team that created Nickelodeon. 'There are very few buildings as interesting as this,' Ms. Laybourne says. She and her husband Kit, a writer and teacher, say they paid \$7 million for the home in 2011. Ms. Laybourne, 68 years old, lives on the 12th floor of the 14-story building, which has 11 residences. At the cantilevered HL23, residents can experience the feeling of standing directly over the park from inside their homes. When you live here, it is like you are floating over the High Line and it is an 'energetic experience,' she says. 'You are just part of something open, vibrant, sunny.'

Ms. Laybourne says she and her husband built a bigger kitchen than was originally designed and estimates spending a little less than \$1 million on this and other projects in the apartment. The renovations included knocking a wall down to create more space, installing new lighting and new wood-burning fireplace and putting bigger closets in the master bedroom.

Ms. Laybourne loves to cook and entertain. She says she and her husband have hosted as many as 100 people, but suggests 80 would be ideal. The condo is about 2,600 square feet.

One of the unique things about the building is its curves; the walls aren't straight and there aren't columns in the middle of rooms like there would be in other buildings. Ms. Laybourne says she like the feeling that you aren't in a box.

The south-facing living and dining room with Dinesen floors. Windows throughout the home have motorized shades, and each room has a window that can be opened with the touch of a button. Ms. Laybourne says she would be open to leaving some furniture for a potential buyer.

Ms. Laybourne says the view out of the kitchen and dining areas are 'stunning.' Almost every room in the home has a view of the High Line.

The master bedroom. The home has two bedrooms and three bathrooms.

The master bathroom. All of the bathrooms are made of handpicked slabs of marble.

Ms. Laybourne and her husband are selling the home because they would like a bigger place when their grandchildren come and stay. She has four of them, and she and her husband plan to buy a bigger place in Manhattan. It is 'heartbreaking to leave,' she says. She recalls her grandchildren's wonder at the place and says it was a touching moment watching them sitting at the windows and looking out. Here, the guest bedroom that has a view of the Empire State Building.

Ms. Laybourne knows most of the building's residents and says it is a mix of families and single people. Around the neighborhood, there are good restaurants and shopping, and a high-end beauty salon she frequents. Pictured is the building's lobby. There is also a gym on the premises.

Of course, being so close to the High Line is a big bonus, the Laybournes say. 'There's always something to look at and observe,' Mr. Laybourne says. 'The cityscape is wonderful at night.' A High Line tip for a potential buyer: Go early in the morning because hardly anyone is there, Ms. Laybourne says. Here, a south-facing view of the park.

Norah P. Burden of Brown Harris Stevens calls HL23 an attention-grabbing, iconic building and when you are walking on the High Line, you can't miss this glass and steel structure. It is the only residential building in the city that is cantilevered out over the High Line, Ms. Burden says. The home has an asking price of \$11.25 million.

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