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53 West 53  
Above MoMA

*A Jean Nouvel-Designed Masterpiece*  
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ABOVE: A corner master bedroom suite at 53 West 53 offers Hudson River views and custom design by Roman and Williams.

COVER: High above The Museum of Modern Art, the iconic crown of 53 West 53 designed by Pritzker Prize-winning architect Jean Nouvel.

ON THE COVER:

*53 West 53*

*Above MoMA | A Jean Nouvel-Designed Masterpiece*  
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Just moments from Fifth Avenue and high above The Museum of Modern Art, a modern, elegantly tapering tower soars. Masterfully designed by Pritzker Prize-winning architect Jean Nouvel, 53 West 53 is a dramatic and refreshingly exuberant addition to the skyline and the cultural life of the city as it welcomes MoMA's expansion. Behind its striking facade are a collection of impeccably detailed residences designed by renowned interior architect Thierry Despont, each spacious and light-filled, with panoramic views.

53 West 53 combines world-class service and unique privileges with architectural distinction. The suite of in-house services and amenities includes a 24-hour doorman and concierge, porter services, elevator starter, 65-foot lap pool, squash court, golf simulator, private screening room and a double-height lounge with private dining room. Residents will also receive an exclusive Benefactor Membership to The Museum of Modern Art downstairs.

Two- to four-bedroom residences from \$5.95 million. Central Park-view residences from \$13.8 million. Welcoming residents this fall.



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# Fall Preview

*From a reimagined Cobble Hill townhouse to a contemporary West Harlem stunner, Brooklyn and Manhattan offer compelling luxury options at a mix of price points this fall selling season.*

One of the most spectacular is an Upper East Side penthouse on the 30th and 31st floors of The Laurel, a full-service condominium building at 400 East 67th Street in Lenox Hill. Built in 2005, The Laurel features a parking garage, pool and sauna, and 12,000 square feet of amenity space that includes a private triathlon training facility. There is also a private screening room, a sophisticated dining and kitchen area, a game room with an arcade for teens, a craft room, a computer room and a large atrium lounge.

The 4,073-square-foot penthouse features 12-foot ceilings, a sprawling 53-by-21-foot great room with a two-sided limestone gas fireplace, Poggenpohl kitchen, and more than 3,000 square feet outdoors on two floors, including a full out-

door kitchen on the upper level and another living room with a gas fireplace. The recently reduced price of \$14,250,000 is softened by a 421(a) tax abatement until 2021. "This is a true luxury penthouse, a trophy apartment with multiple-exposure views from every spot," said Pamela D'Arc, associate broker with Compass. "It is literally above it all on First Avenue, and no one is looking in from above — although it has views to the north, south, east and west. There is so much outdoor space, it is really like living in a park."

The Hayworth, at 1289 Lexington Avenue in the Upper East Side's Carnegie Hill neighborhood, is opening this fall with 61 condominiums designed by HOK, with interiors by designer Lee Mindel of SheltonMindel. The concept is to bring a modern boutique approach to a classic location, with two-





Photo: Evan Joseph Photography

**OPPOSITE:** Penthouse 31, The Laurel, 400 East 67th Street, Lenox Hill, Manhattan

**ABOVE LEFT:** Residence 5B, The Hayworth, 1289 Lexington Avenue, Carnegie Hill, Manhattan

**ABOVE RIGHT:** Penthouse A, 377 Rector Place, Battery Park City, Manhattan



Photo: Brown Harris Stevens

to five-bedroom residences and a live-in resident manager, along with a fitness center by The Wright Fit, a music and movement studio, and a children's playroom curated by the nearby 92nd Street Y. At 21 stories, the rooftop will offer views all around, with alfresco dining, outdoor fireplace and a grilling station.

Listing for \$7,650,000, Apartment 5B on the building's southwest corner brings abundant light through its canted corner windows. Two art gallery walls upon entry lead to an open kitchen and a large-scale living room with eight-by-eight-foot windows. Five walk-in closets, plus basement storage space, are another practical luxury. "The B-line layout has been well received so far," said Anna Zarro, head of sales, marketing and communications for Ceruzzi Properties, the building's developer. "The whole 86th Street corridor is changing — with revitalized retail and restaurants, and, of course, the new subway line. Nine-foot seven-inch ceilings, oak parquet floors, Calacatta marble island in the kitchen, Gaggenau appliances: This is not your grandma's Upper East Side any more, although we still have all that Grandma would have loved."

The 3,200-square-foot waterfront duplex at 377

Rector Place in Battery Park City comes with a 35-foot living room with triple-exposure water views across the Hudson River. Listing for \$5.6 million, Penthouse A is a mirror image of Penthouse B on the same floor, which is being sold separately for \$5.3 million. If combined, the two would offer a spectacular 1,500-square-foot terrace overlooking New York Harbor, Ellis Island and the Statue of Liberty.

"These apartments are special because they are true waterfront apartments, which is hard to find in Manhattan, where there is usually a highway between the building and the river," said Michael Carroll, sales agent with Brown Harris Stevens. "Two of the three bedrooms, including the master, have their own private terraces on the top [28th] floor, and the dining and living rooms each have their own terraces on the floor below. The master bedroom faces the river straight on — when you look down, it feels like you are on an ocean liner. You see nothing but water."

A former factory built in 1894 and converted to condos in 2010, the Hohner Building at 46 Mercer Street is an authentic SoHo cast-iron loft building with 13-foot ceilings. The open concept live/work space on the floor-through sixth floor, with keyed elevator entry, was redone with no load-bearing walls inside, allowing complete freedom to redesign. The main event is the open kitchen, with a butler's pantry and a lava stone island with an eight-burner Viking range and hood, custom steel St. Charles cabinetry, Miele dishwasher, Sub-Zero fridge and 100-bottle wine cooler.

The list price is \$3,495,000. "You'll have trouble finding a better kitchen than this in SoHo or, to my knowledge, in all of Manhattan at this price point," said Wesley Stanton, sales agent with Douglas Elliman Real Estate. "The similar fourth-floor apartment below just sold for nearly a half



**ABOVE LEFT:** Residence 6, The Hohner Building, 46 Mercer Street, Manhattan

**ABOVE RIGHT:** 168 Amity Street, Cobble Hill, Brooklyn

**RIGHT:** Residence 4, The Vidro, 313 West 121st Street, West Harlem, Manhattan



million dollars more — so this is a great price for this apartment, which has a better view, gets a lot more light and has a superior kitchen.”

The Vidro, at 313 West 121st Street in West Harlem, is a new boutique building in an area known for brownstones and low-rise multifamily dwellings. Designed by Soluri Architecture, it brings a downtown aesthetic to the traditional neighborhood, with six residences across eight stories, including four floor-through two bedrooms with elevator entry, a garden apartment with a backyard, and a triplex penthouse. The building also features a private roof deck with Morningside Park views.

The 1,033-square-foot floor-through on the fourth floor, listing for \$1,298,000, features hidden smart shades, heated floors in the master bathroom, seven-and-a-half-inch brushed walnut-colored oak floors and cove lighting throughout, with a five-fixture master bathroom. “It is rare in Harlem to see a boutique modern glass-curtain-wall building like this, and the glass brings in more than enough light,” said Jeff Krantz, associate broker with Halstead Real Estate. “This type of architecture has just not been an option here — until now.”

In Brooklyn, the 25-foot-wide, five-bedroom townhouse at 168 Amity Street is listing for \$6,950,000. Masterfully overhauled by its owners along with architect Neil Logan, it brings a clean,

industrial-modern look to one of Cobble Hill’s most beautiful blocks. They built two walls of windows above the large south-facing backyard, and added a floating staircase with open risers that leads down to the kitchen area, opening up the entry foyer with even more light.

In all, the townhouse has 4,500 square feet of interior space and 1,500 square feet outdoors. “The windows over the yard remind me of the atelier windows in Paris, and the top level is a light-filled artist studio with a skylight and 12-foot ceilings,” said Fabienne Terwinghe, sales agent with The Corcoran Group. “There are two wood-burning fireplaces and radiant heat throughout the building. You get plenty of blue sky through all the wonderful windows. And since the interior walls are not load bearing, the new owner can change it pretty much any way they want. All the hard work is already done.” ■