

# ON THE MARKET

## BROWN HARRIS STEVENS

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### 521 PARK AVENUE

**Price:** \$19,950,000

**Bedrooms:** 4

**Bathrooms:** 4.5

**Apartment perks:** This unit, which occupies the entire sixth floor of the building, offers a rare New York commodity—a pre-war condominium on Park Avenue. Built in 1911, the building is graced with a beautiful, neo-classical limestone facade while inside the apartment, the grand exterior is duplicated with a magnificent home that was completely renovated in 2010 using only the finest materials and meticulous attention to detail. Originally a 13-room home, the apartment has been transformed into a 10 room residence consisting of approximately 4500-square-feet. This home features approximately 80 feet of frontage along Park Avenue with a thoughtful layout that optimizes use of space while providing for elegant and graceful living and entertaining.

**Neighborhood perks:** Located in the Upper East Side on the storied Park Avenue. Just blocks to The Sherry-Netherland and across the street from the beautiful Christ Church United Methodist. Also nearby is Central Park, Whitney Museum and the world's best shopping on Madison and Fifth Avenues. Unlike Fifth Avenue, no bus lines run on Park Avenue which helps lessen the sound of traffic. The Avenue is also wide and lined with trees.



The living room of 521 Park Avenue



## BROKER SPOTLIGHT

**Louise Devlin** Brown Harris Stevens

Licensed Real Estate Salesperson; ldevlin@bhsusa.com; 212.588.5622

**Years of experience:** My family owned a successful real estate company, so I grew up in the industry. I've been at Brown Harris Stevens for 13 years.

**Greatest accomplishment:** I was awarded the Brown Harris Stevens Broker Specialist of the Year for the past two years.

**Specialty:** Being an Upper East Side co-op owner and having an intimate appreciation for my neighborhood, I specialize in, but am not limited to selling Upper East Side condos and co-ops.

**Best advise/Tip:** Know the market! Knowledge is key. Staging and de-cluttering are vital elements to help a potential buyer imagine living in your home!

**Motto:** I pride myself on being an honest and ethical salesperson who believes in smooth transactions without cutting corners. I thoroughly enjoy and am committed to providing exemplary customer service.