

The New York Times
HOMES

A SPECIAL ADVERTISING SUPPLEMENT TO THE NEW YORK TIMES

IN THIS ISSUE: *The Gold Coast*



Where Midtown
and Uptown Meet

One- to Four-Bedroom Condominiums
200 E 62

Corcoran Sunshine Marketing Group
212-753-6200 | 200e62ny.com



The New York Times
Real Estate App
Download it today
at the App Store



A D V E R T I S E M E N T



The Gold Coast

Known for its spacious, well-appointed properties, the Upper East Side continues to appeal to the city's most well-heeled buyers.

Completed in 1925, 1120 Fifth Avenue, a 14-story building at 93rd Street, was designed by famed architect J.E.R. Carpenter. Apartment 10A, on the market for \$15,800,000, offers direct park views to the west and south, plus east and north exposures. The five-bedroom, 3,790-square-foot apartment features a private elevator entrance into a large foyer, a living room with a wood-burning fireplace, a formal dining room, library, laundry room, breakfast nook and a large kitchen with two dishwashers, all connected by a long gallery-like hall.

"Certainly the park views are thrilling, with light and exposures all around," said Hoyt Spelman, associate broker with Halstead Property. "The residence is in flawless condition. I personally have never seen one this pristine."

Also built in 1925, 1136 Fifth Avenue is a white glove, 43-residence co-op along Museum Mile. Apartment 3A, on the market for \$6,950,000, has 68 feet of Central Park frontage to the west and 60 feet above tree-lined 95th Street to the north. The large third-floor, three-bedroom residence

was renovated in 2011 with custom white-laminate cabinetry, Bertazzoni range, Sub-Zero refrigerator, Miele dishwasher, Waterworks bathroom fixtures, three-zone central air-conditioning and an integrated Sonos sound system.

"Part of the renovation was the eight-to-seven-room conversion that expanded the kitchen, master suite and study," said Roger Gillen, associate broker with Brown Harris Stevens. "There is already low inventory in the area, and much of it needs work. This one does not."

Park Avenue is equally coveted, especially in the 70s and 80s. Built in 1907, the 31-residence 925 Park Avenue, on the northeast corner of Park Avenue and 80th Street, is one of the oldest grand apartment houses on the avenue. The 10-room, 3,900-square-foot duplex on the ninth and 10th floors of the 14-story building features two floors of windows and floor-to-ceiling French doors to a Juliette balcony over Park Avenue. The apartment's 10-foot ceilings bring in even more light.

The ninth floor is reserved for entertaining rooms off the gallery, while a sweeping staircase leads to the 10th-floor upper level and its own gallery. All five bedrooms of the sprawling apartment, priced at \$9.5 million, are upstairs. "Even the few rooms that are in the back get great light," said Lauren Muss, associate broker with Douglas Elliman Real Estate. "When you stand in the living room, you have an open view going both east and west through the oversize windows."

TOP LEFT: Apartment 10A at tony 1120 Fifth Avenue boasts Central Park views and exposures all around. Photo: Halstead Property, LLC

TOP RIGHT: 1136 Fifth Avenue's Apartment 3A offers an expanded kitchen, master suite and study. Photo: Brown Harris Stevens



ABOVE LEFT: This 10-room duplex on the ninth and 10th floors of 925 Park Avenue features two floors of windows and great light.

ABOVE RIGHT: Every room of this sixth-floor apartment at 1326 Madison Avenue has an exterior view. Photo: Stribling Associates

BELOW: This three-bedroom home on the 21st floor of The Laurel, at 400 East 67th Street, comprises 1,700 square feet of living space.



look across Madison, with good sun in the morning and afternoon, and then the two windows in the master bedroom get great late afternoon sun," said Maloney. "Every room has an exterior view, which is rare on the Upper East Side.

The three-bedroom, three-bath corner apartment on the 21st floor of The Laurel, a full-service, LEED-certified luxury condominium at 400 East 67th Street, totals 1,700 square feet. The building's amenities and location, near First Avenue and the F.D.R. Drive, are big attractions, said Ali Jafri, sales agent with Douglas Elliman Real Estate. The 30-story building, designed by architects Costas Kondylis & Partners, has 12,000 square feet of amenity space, including The Laurel Club Lounge, screening room, playroom, and The Trophy Club, an 8,000-square-foot bi-level fitness center. The Laurel also offers bicycle storage, on-site parking and a 421(a) tax abatement until 2021.

Listing for \$3.5 million, the residence comes with another unique amenity: membership in a three-week, five-star time share property in the Ritz-Carlton Destination Club in St. Thomas. "The corporation that owns 21B is adding the time share to the deal — so that the owner has access to a network of 3,000 different properties managed by Ritz-Carlton and J.W. Marriott," said Jafri. "To have access to a vacation option as part of the purchase price is a major unique lifestyle perk."

In September, sales began at 200 E 62, a condominium conversion at 200 East 62nd Street and Third Avenue, a couple of blocks from Bloomingdale's, at the nexus of Midtown and the Upper East Side. The gut renovation of the original structure, built as a rental building in 1967, is being completed this fall by Messana O'Rourke, a Greenwich Village-based architectural team known for its modernism. Only the facade remains from the original structure, with occupancy for the 115 condominium residences, ranging from one- to four-bedrooms, slated before the end of this year.



Built in 1900, 1326 Madison Avenue in Carnegie Hill was converted in 1980 to a seven-story, 40-residence co-op. Its current owner is an acclaimed interior designer, and it shows. Said Linda Maloney, associate broker with Stribling & Associates, "Everyone who comes in here loves the style of the owner, who is known as 'the color whisperer.'"

The 2,600-square-foot, four-bedroom apartment on its sixth floor is priced at \$4,450,000. The co-op offers 75 percent financing, which is a plus for Carnegie Hill. And the views from the apartment clear the townhouses around it. "You can



ADVERTISEMENT



One-bedroom units start at \$2.1 million. Building amenities include a fitness center, children's playroom and a landscaped rooftop terrace, with an attached parking garage. "Our buyers are telling us that convenience to Midtown is bringing people back to quality buildings like this one — and sales have gone extremely well so far," noted William O'Connor, C.E.O. and president of O'Connor Capital Partners, the building's developer. "They are responding to this new, more modern interpretation of the Upper East Side."

Philip House, at 141 East 88th Street, is a classic 1920s condominium that has been similarly reimagined for modern living. Originally a rental building with 100 units, it now has 69 larger condominium residences. "This building is truly new construction inserted into a prewar shell — and never occupied in this new configuration," said Robert McCain, associate broker with Stribling Marketing Associates. The rooftop terrace by landscape architect H.M. White offers western skyline views and connects to the rooftop clubroom. There is a fitness center, a playroom, a game room and a music practice room. Closings began a year and a half ago, and only four of the largest units remain for sale.

Penthouse A, on the market for \$12,850,000, is one of the duplexes on the original 11th floor. The new-construction second floor and terrace above afford unobstructed R.F.K. Triborough Bridge and East River views. The 3,970-square-foot residence has four bedrooms downstairs, with a possible master bedroom upstairs, which has a full bathroom and a wood-burning fireplace, as well as a wet bar and a sink. There is also a fully operational wood-burning fireplace on the 11th floor. Said McCain, "It has a beautiful open kitchen that opens to a double-wide living space, which updates the classic prewar look."

It is not impossible to find handsome Upper East Side homes for less than seven figures. A one-bedroom on the third floor of a four-unit 1920s townhouse co-op at 186 East 75th Street features a renovated kitchen, decorative moldings and ceiling medallions, two fireplaces (one working, the

ABOVE LEFT: Occupancy at 200 E 62, a condo conversion at the nexus of Midtown and the Upper East Side, is slated for late 2015.

ABOVE RIGHT: Penthouse A of Philip House, at 141 East 88th Street, comprises original and new construction. Photo: Philip House

BELOW: This renovated home at 186 East 75th Street combines 1920s graciousness with sleek renovations. Photo: The Corcoran Group



other decorative) and a chef's kitchen with a full gas range that vents to the outdoors.

The list price is \$900,000. "A renovated apartment in a prewar townhouse is rare — and rarer still at this price," said Lisa Fitzg, associate broker with The Corcoran Group. "When you have nine-and-a-half to ten-foot ceilings, moldings and decorations on the ceiling, and marble fireplaces, it has a certain feeling that is very different from a sleek condo tower — although this has a modern, sleek kitchen and bathroom. There is a 1920s graciousness that is hard to match." ■