

stepping out

From penthouse roof decks to townhouse courtyards: Homes that connect us to the view



RESIDENCE

GREENWICH VILLAGE

122 Greenwich Avenue, PH

Four-bedroom, 5.5-bath, approx. 5,530-square-foot condo

LISTED AT **\$21,750,000**

Get this → Ideally located on a triangular lot where the West Village, the Meatpacking District, and Chelsea meet, One Jackson Square is the ultimate place to call home. For one thing, the 11-story, 30-unit building, designed by New York architect William Pedersen, is LEED-certified "green." The ultra-modern building, with its undulating glass facade, has 24-hour doorman and

concierge service, valet parking, a fireside lounge, on-site catering, a spa treatment room, and a fitness center. As for this duplex penthouse: It is simply awe-inspiring. A grand entrance gallery opens to a 55-foot living and dining room with a fireplace, bounded by a double-height observatory with 20-foot ceilings. The penthouse roof deck is nearly 1,700 square feet, comes with a fully equipped outdoor kitchen, and—this is unheard of—your very own swimming pool.

Broker →

One Jackson Square Sales & Design Center, Corcoran Sunshine Marketing Group; 212.366.1110



LOWER EAST SIDE

259 Bowery, Unit 3/4

Five-bedroom, 3-bath, approx. 3,700-square-foot prewar loft

LISTED AT **\$5,250,000**

Get this → In the heart of one of Manhattan's hippest neighborhoods, located between Stanton and Houston Streets, is this huge terraced duplex loft. A key-lock elevator opens to a spacious living room, which is flooded with light from a wall of west-facing windows; this room has a wood-burning fireplace, too. The kitchen has a Thermador range, a 42" Sub-Zero refrigerator, custom cabinetry, and

granite countertops. Both the kitchen and dining area lead to a 60-square-foot private terrace, which overlooks a park. This floor also features a full bath, wide-plank floors, and ceilings that are nearly 12 feet high. On the lower floor is a master bedroom suite with yet another wood-burning fireplace, and a master bath with a large Jacuzzi tub and separate shower. There are four additional sleeping areas, a children's playroom, a laundry room, and a third bathroom.

Broker →

Susan Goldman, Halstead Property; 212.381.2295



WEST VILLAGE
28 Grove Street

Seven-bedroom, 5-bath,
4-story townhouse built in 1850

LISTED AT \$14,900,000

Get this → On a quintessentially quaint block—between Bleecker and Bedford Streets—is this 22-foot-wide, 100-foot-deep, 19th-century brick townhouse. A large family room and a dining area with floor-to-ceiling French doors lead to a beautifully landscaped, 45-foot south-facing garden with a huge Magnolia tree. There's a beautiful library with custom built-in bookcases and a wood-burning fireplace, and a formal

dining room with wainscoting and crown moldings. On the parlor level is a terrace, leading down to the garden, and on the fourth floor is another, just off one of the bedrooms. There's also a nanny's room, a home office, and—oh, yes—a newly installed elevator. This home has all new plumbing, central air-conditioning, a new roof, and a new stoop. The fully finished basement can be used as a gym or a media room, and has a large cedar closet for clothing storage.

Broker →
Astrid Pillay, Halstead Property;
212.381.2262

DUMBO, BROOKLYN

One Main Street
The Clock Tower

Three-bedroom, 3.5-bath,
approx. 6,800-square-foot condo

LISTED AT \$25,000,000

Get this → Many properties are billed as “one of a kind,” but this one truly is. At the top of the landmark 1914 Clock Tower building (which once housed a cardboard box manufacturer) is a colossal triplex penthouse boasting four glass-faced penthouses, each one a stunning 14 feet in diameter. (They are electronically synchronized to display the same time.) Then there are other minor details, such as the integrated Creston heating, air-conditioning, lighting, and audio-visual system; the private glass-enclosed three-story

elevator and wrap-around staircase; the custom Italian kitchen with white-lacquer cabinets; the rift-sawn, five-inch white oak plank floors throughout; the jaw-dropping master bath. Aside from occupying the 16th, 17th, and 18th floors, this apartment comes with a private crow's nest-like roof deck on the 19th floor. Simply put, this place is a work of art and boasts what are arguably the best views in Brooklyn: five bridges, the Statue of Liberty, and the entire Manhattan skyline. It's the borough's most expensive residential property on the market, and well worth the price tag.

Broker →
Raphael De Niro, Prudential Douglas
Elliman; 212.460.0655



UPPER WEST SIDE
10 West End Avenue, 14A

Four-bedroom, 4-bath,
approx. 2,665-square-foot condo

LISTED AT \$4,195,000

Get this → When you have a private terrace—2,299 square feet—that's almost as big as your apartment, you're sure to be the envy of most of your friends. This 14th-floor place also has a corner formal dining room, a library, floor-to-ceiling windows, imported Pianeta Legno Afrormosia wood floors, wine storage, a 36-inch

Sub-Zero refrigerator, a Viking convection oven, a Bosch dishwasher, and white-oak and etched glass kitchen cabinetry, and a lavish master bath with Italian marble walls and a limestone floor. This building, a new development with just a few units left for sale, boasts a glass-enclosed 50-foot pool, a children's activity center, on-site valet parking, and a celebrity fitness trainer on staff.

Broker →
Corcoran Sunshine Marketing Group;
646.248.3971