Wish List

From the Upper East Side in Manhattan to Park Slope in Brooklyn, the city is brimming this holiday season with properties currently on the market that any buyer would love to call home.

As the first condominium being built as part of the largest private real estate development in United States history, Fifteen Hudson Yards might well be at the top of any homebuyer’s wish list. The 88-story tower is the current focal point of the 28-acre masterplan transforming Midtown West with more than 100 new shops and restaurants and 14 acres of public open space overlooking the High Line and Hudson River Park. Developed by Related Companies and Oxford Properties Group, the soon-to-be LEED Gold certified building, designed by Diller Scofidio + Renfro and Rockwell Group, tops out at 910 feet, with 285 one- to four-bedroom condominium residences starting on the 23rd floor. The building will feature 40,000 square feet of amenities on the 50th and 51st floors, and at the top of the building. Sales launched in September, with initial occupancy expected late next year, with prices ranging from $3.9 to $32 million. “Fifteen Hudson is the first opportunity to purchase a home in the center of this iconic new neighborhood as it takes shape,” said Sherry Tobak, senior vice president of Related Companies. “The purchase of a home here allows you the privileges of art and cultural events at The Shed, New York’s new center for artistic invention, along with a million square feet of retail options, 25 different dining experiences as well as a full array of wellness opportunities while surrounded by New York City’s best green spaces. Its location on the cultural coast, home to over 350 of New York’s finest galleries, is also a tremendous draw. Exclusive privileges and benefits available to residents of Hudson
Yards will include priority reservations and seating at the restaurant collection, in-residence dining and private chef services as well as wine cellar management by certified sommeliers."

NoMad is another burgeoning Manhattan neighborhood offering new luxury residential options. At 6,600 square feet, the full-floor apartment on the second floor of 11 East 36th Street, listing for $12 million, was recently converted from commercial space into a chic loft with two elevators (one public, and the other private), ceilings that reach 17 feet in some places, and a 500-square-foot terrace.

“This apartment is really a new condominium development, even though it is in a prewar building,” said Ivona Zeier, associate broker with The Corcoran Group. “It is comparable to the enormous lofts that you found in SoHo or TriBeCa 20 years ago or more, but with all the latest finishes — perfect for someone who wants to live and work at home. Right in the middle is a flexible creative workspace of about 800 square feet, ideal for a screening room or a design or recording studio. If you compare the price of this loft to any new development around it, at around $3,000 per square foot or more these days, we are about half the price. In a way, this is a steal at about $1,700 per square foot.”

Overlooking Central Park, the combined apartment on the eighth floor of Brisbane House, a 16-story prewar limestone-and-caramel-brick co-op at 1215 Fifth Avenue along Museum Mile, is listing for $4,495,000. The three-bedroom floor plan, featuring a private entry vestibule and a double living room with four large picture windows and a wood-burning fireplace, includes a master bedroom suite with park and sunset views that stretch above the greenery of Central Park. The views, which reach the picturesque towers along Central Park West, start from the Venetian-plastered dining room, providing enough windowed entertaining space for a party of 125 or more.

“A Fifth Avenue location above 96th Street affords an opportunity to own a piece of the park at an affordable price,” explained Louise Phillips Forbes, associate broker with Halstead Property. “Brisbane House has a real boutique feel, with only one apartment on either side of the private elevator vestibule. Instead of a library, there is a double living room with four oversized windows in this apartment — as op-
posed to the more customary two for typical Fifth Avenue living rooms. So, for under $4.5 million you get approximately 2,400 square feet of well-designed living space with great Fifth Avenue views from an ideal height above Central Park.”

Forbes is also showing a 2,240-square-foot split-level apartment on the second floor of 119 Chambers Street, a classic cast-iron 19th-century industrial building converted to condominiums in 2008, with arched windows, exposed brick walls, wood-burning fireplace, authentic wood joist beams and 14-foot ceilings. The three-bedroom, four-bathroom apartment with a key-locked elevator entry now includes a contemporary kitchen, and a master bedroom suite located above two lower-level bedrooms, each with their own full bathrooms. The building also comes with a well-equipped fitness room.

The asking price is $3,595,000, with monthly common charges and taxes under $3,000 a month. “A TriBeCa condo at $1,500 a square foot, with reasonable common charges and real estate taxes, is a savvy value play for a renter who has not yet been able to buy into the very tight TriBeCa market,” said Forbes. “Many buyers are priced out of new construction in the area, even where the third bedroom is really more of a home office. This is a proper three-bedroom.”

Four-bedroom condominiums are rare in Sutton Place, a quiet tree-lined neighborhood where 444 East 57th Street is the only prewar condominium. At approximately 3,028 square feet, apartment 14F is a floor above the one where Marilyn Monroe and Arthur Miller lived together — in a building once lived in by Bobby Short, Bill Blass and a Swedish princess. The stately 1930s building is convenient to both the East River and to Midtown Manhattan, and provides easy access to the FDR Drive for a summer escape to the Hamptons. The neighborhood has been recently revitalized, with the Halcyon, 252 East 57th Street and Whole Foods nearby, and now, the entrance to the Second Avenue subway.

“At $5.625 million, this apartment is half the price of other prime properties on Park Avenue, where an apartment this size would be close to $10 million,” said Charlotte Van Doren, associate broker with Stribling & Associates. “There is great value in the classic prewar styling available in Sutton Place — especially for a condo, which many buyers prefer to a co-op — and this one features a white marble reception gallery that leads into a light-filled, 27-foot-long corner living room with a handsome wood-burning fireplace. And in historic Sutton Place, the storied parks nearby will always be popular.”

The gut renovation of the 20-foot wide, single-family four-story townhome at 27 Vandam Street, straddling the Village and the western edge of SoHo in the coveted Charlton-King-Vandam Historic District, listing for $13.5 million, was completed two years ago. The 5,100-square-foot interior now includes a whole-house water filtration system, sound dampening between the floors, radiant hydronic in-floor heating, smart-home automation and six wood-burning fireplaces. The full-size lower level underneath the garden now has skylights in its 13-foot ceilings. With the two terraces, there is a total of 1,600 square feet of private outdoor space, with seven skylights in all.

“With so many new-construction condos selling for big numbers in the area, this essentially new townhouse is designed with that emerging cool SoHo vibe, with sliding industrial doors, lots of marble and wood, and a garden out back,” said David
Kornmeier, associate broker with Brown Harris Stevens. "This is one of the few remaining pockets of the city that has room to grow, with sales for new-construction condos reaching $15 to $20 million. Developers are putting big money here — and this is a thoughtfully done renovation with a nice eye for design that fits well along a row of historic garden townhouses."

In Brooklyn, 505 2nd Street is a four-residence rental-to-condominium conversion fashioned out of a former artist’s studio building between Seventh and Eighth Avenues in prime central Park Slope. The three-bedroom apartment on the second floor now has 17 double-pane windows, with a windowed corner turret off the dining room looking out to Seventh Avenue. Features include a private key-locked elevator — somewhat of a rarity in much of brownstone Brooklyn — and a landscaped roof deck with Manhattan views.

The asking price for the 2,007-square-foot floor-through residence is $2,745,000. "Most of the buildings tend toward the traditional in brownstone Brooklyn — and what makes this appealing is having an elevator in a new boutique building," said Nadia Bartolucci, sales agent with Douglas Elliman Real Estate. "The style here is more downtown loft than brownstone Brooklyn, with a great room and a sophisticated light color palette with white oak flooring, minimal moldings and light gray Carrera marble — making it feel more modern than a traditional prewar with a lot of deep-colored wood. It is a unique, clean-look apartment located a block and a half from Prospect Park, with the best grocery shopping nearby, and close to Gowanus and Prospect Heights and the Grand Army Plaza Greenmarket. You never need to get in a car to live well here."

OPPOSITE: 109 Chambers Street, Tribeca.
Photo: Hakutaka Property LLC

TOP LEFT: 444 East 79th Street, Sutton Place.
Photo: Skidmore, Owings & Merrill

TOP RIGHT: 27 Vandam Street, Greenwich Village/Soho.
Photo: Brown Harris Stevens.

ABOVE: 505 2nd Street, Park Slope.
Photo: Douglas Elliman