



456 West 19th St, Chelsea

New York City: The Greatest City On Earth!

The second half of 2020 draws has arrived. Physical showings just resumed in the New York real estate markets after a 3 month COVID-19 shutdown that froze the real estate markets: unrest and looting added an additional layer to feelings of uncertainty and fear. Right now there are the various consumer profiles:

1. Those thinking of moving to the suburbs have accelerated their plans to do so. Our Compass colleagues in New Jersey, Westchester, The Hamptons, Long Island, Upstate New York and Connecticut are experiencing heated market activity.
2. Those who can afford to do so are spending most of their time in their second (or third) homes, or buying one after having delayed this purchase. Many are seeking vacation homes closer to their primary residence.
3. Those who left the city temporarily are planning to return within the next few months, many after Labor Day. Some may wait-and-see till after January or once a Vaccine emerges. Many high end rentals are only offering one year as the owners plan to move back to these apartments within a year or sooner.
4. Those who planned to move to a low or no-tax state have accelerated their plans to do so. The SALT deduction limitation started this trend and higher transaction taxes and anti-wealth sentiment did not help.
5. Those committed to purchasing or renting and moving on with their lives, confident that New York's return is simply a matter of time. This group has a healthy inventory of options as well as the ability to capitalize on low interest rates and more realistic sellers.

One of the primary roles of a government is to provide safety and security to its citizens. If New Yorkers don't feel safe, its citizens will pause any long term commitments or leave. Peaceful, loud protests (with masks and social distancing) are healthy for our democracy. Strong, fair, just leadership is missing and must return for all to feel confident in investing in the city's future.....which is bright.

This is our 192nd issue of LUXURYLETTER: we've been sending it consistently every month for the past 16 years. In these 16 years we have witnessed many ups and downs in the markets. New Yorkers are an extremely resilient and gritty bunch. There is no city on the planet quite like ours and we are 100% certain of its recovery. Naysayers are mostly short-term thinkers. Nothing looks or feels happy when it's shut down and/or empty. Our reopening is certain to restore that inimitable spirit, energy, creativity, innovation, entrepreneurship and passion only a Mega-City like New York delivers: Never Bet Against New York!

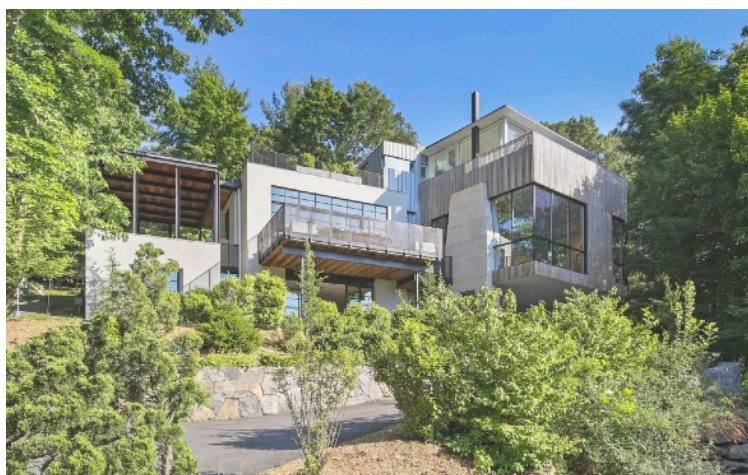


Enormous Duplex Penthouse with Private Terrace

161 Hudson St, Tribeca
\$13,950,000

Located in the heart of Tribeca this exquisite 6,000+ sf Monique Gibson-designed, mint, move-in light-flooded duplex corner Penthouse with private terrace, roof deck and panoramic views blends the grandeur of loft living with apartment practicality. Scaled akin to a large suburban home, with all the conveniences of City living.

DID YOU KNOW?
Banks have started to loosen their lending standards on Jumbo mortgages after tightening standards several weeks ago.



68 Colonial Avenue, Dobbs Ferry, NY
\$2,850,000

Breathtaking architectural gem only 40 minutes from Manhattan but a world away in the charming village of Dobbs Ferry. Industrial yet warm, this 5,400 square foot home offers beautiful views of the Hudson River, meticulous design, multiple outdoor spaces, and a modern country lifestyle.



77 Reade Street, Tribeca
COMING SOON: Price Upon Request

Classic Tribeca Loft with Large Private Terrace! Modern development meets classic Tribeca loft. Designed by BSKS Architects with intelligence and quality built into every choice, this sophisticated 1,497 square foot 2 bedroom / 2 bathroom loft is located in the Tribeca South Historic District, close to all public transportation and conveniences.



34 East 30th St, NoMad
\$2,500,000

This authentic full-floor loft provides an incredible opportunity to create your dream home in a boutique NoMad pre-war building moments from Park Avenue South, Madison Square Park, and Dover Street Market. Upon entering the home, you are immediately struck by the enormity of the space with an open sightline from the front to the back of the loft featuring 11'-5" beamed ceilings.



456 West 19th Street - Penthouse - Chelsea
12,500,000

This published penthouse has been extraordinarily renovated and reimagined as the ultimate West Chelsea showstopper. With multiple exposures, a double height living area with nearly 20 foot ceilings, this 3 bedroom, 3.5 bath home gets an abundance of natural light all day. While the interior space is incredible, the rooftop terrace is truly a sight to behold with its own private heated swimming pool, outdoor shower & bathroom, a trellised dining area with full kitchen and an abundance of seating.



347 Bowery
NoHo/East Village

\$6,500,000

347 BOWERY is located on a south-west, light-infused corner at the crossroads of NoHo and the East Village, across from the Bowery Hotel at the culmination of Great Jones Street. Comprised of a series of 5 stacked town-homes composed of 4 duplexes and one triplex penthouse with surprisingly impressive views both architecture and interiors are by world-acclaimed architect Annabelle Selldorf. Brand new, never lived in.

Immediate Occupancy.



Duplex Penthouse with Protected Sunset Views, 2 Terraces

46 Mercer Street - Penthouse - Soho
\$8,500,000

Open, big, protected sunset views in Soho are incredibly rare: The elevation of this penthouse condominium atop The Hohner Building is of collector quality, clearing all of Soho with impressive vistas that span from Downtown Manhattan all the way north past Hudson Yards to Midtown.

DID YOU KNOW?

COMPASS agents are in every major luxury market in the USA including Upstate New York, Westchester, New Jersey, Long Island and Connecticut.



260 West Broadway, Tribeca
\$6,700,000

With almost 45 feet of south-west-facing, sunny frontage overlooking Tribeca Park with its majestic London Plane trees, this centrally located authentic 5-bedroom loft with massive arched windows used to be home to the recording studio of world-renowned musicians including Earth, Wind & Fire, not to mention some of the most notable names in fashion. Tall ceilings further enhance the majestic pre-war architectural details that abound throughout this home.



141 East 88Th Street. Upper East Side
\$9,750,000

This bright, breathtaking penthouse is one of only two newly constructed penthouses perched atop the recently converted full-service Philip House, boasting a rare combination of complete privacy and tranquility with landscaped terraces on both floors. The four set-back terraces provide privacy and make this home extraordinarily quiet. This mint, meticulously detailed contemporary classic Carnegie Hill duplex is infused with light all day long through an abundance of large windows that captivate wide-open views over the most convenient and desirable neighborhood on the Upper East Side.

To schedule an appointment please call 646.780.7594



New! 160 Wooster St, Soho

\$12,500/month

Located at the intersection of SOHO - just south of Greenwich Village - in a classic, full-service boutique-scaled condominium, this 2-bedroom/ 2-bathroom home is bathed in Northern light all day long through over-sized windows and soaring 10' 6" ceilings.



560 West 24th Street, Chelsea

\$25,000/month

West Chelsea Contemporary Classic home designed by Architectural Digest architect Steven Harris: This full-floor 3,216SF exceptional home epitomizes grace and elegance. Gracious entertaining space with a terrace, 4 Bedrooms, 4.5 Bathrooms, a wood-burning fireplace, and full-time doorman!



New! 77 Bleecker Street - Greenwich Village

\$800,000

COMING SOON! Quiet and pristine one-bedroom apartment perfectly perched in a full-service pre-war co-op in Greenwich Village, moments from Soho and Noho. This bright and cheerful home has been meticulously maintained and updated with custom window treatments, and Elfa closets



New! 261 West 25Th St, Chelsea

\$15,000/month

Perched high above Central Chelsea on the South-West corner of this remarkable, brand new, full-service building, this spacious home is bathed in light all day long with large expanses of casement-style windows facing North, South, and West.



New! 196 Orchard St, Lower East Side

\$9,000/month

This is the best high-floor split two-bedroom, two-bathroom apartment with the tallest ceilings in the building, crafted by Incorporated Architecture & Design, boldly designed yet perfectly polished.



115 Fourth Ave, 5C, Greenwich Village

\$8,500/month

In one of the prime 24-hr doorman condominium loft buildings in Greenwich Village, this beautiful two-bedroom/two-bathroom corner apartment defines luxury. Upon entry, the unique layout leads you to the dramatic living room with its massive 8' tall windows with southern & western sunny exposures.



Prime 4-5 Bedroom Full Floor Loft

408 Greenwich St, Tribeca
\$8,500,000

This high-floor expansive, private, full-floor 3,722sf, sun-drenched loft with over 180 feet of linear windows takes full advantage of its perfect Tribeca setting surrounded by all things wonderful about this vibrant neighborhood.

Gut Renovated , Triple Mint Loft

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6 West 20Th Street, Flatiron
Price Upon Request

This triple-mint, recently completed, precisely gut-renovated private full-floor loft off Fifth Avenue is just moments from Madison Square Park. Designed by Russell Riccardi Architect and executed by John Hummel and Associates this voluminous and wide loft spanning 50 feet of frontage is bathed in natural light all day.



Sun-Flooded Corner Home

252 Seventh Avenue - Chelsea
3 Bedrooms
\$5,000,000

A light-filled, grandly scaled 3-bedroom loft apartment with low monthly carrying costs and 14 over-sized tilt-and-turn windows sits on a prime, corner perch in The Chelsea Mercantile, Downtown's pioneering full-service loft condominium building with a full suite of amenities including parking.



53 N. Moore St, Tribeca
\$6,750,000

These two large apartments – just shy of 4,000sf together – have already been partially combined on the most desirable cobblestone block of Central Tribeca with windows facing East, North and West. Rarely does a loft apartment of this scale become available in this location.



476 Broadway, Soho
\$7,750,000

With almost 50 feet of West facing frontage, this loft - almost 4,000sf in size - benefits by Southern and Eastern windows and light too through a total of 18 large windows. The seamlessness of the installation is impressive, with a flushness of installation that a true connoisseur of craftsmanship will appreciate. Boutique-scaled condo building.



33 Park Row, City Hall Park - Coming Soon

Rogers, Stirk, Harbour & Partners - architects of the Pompidou Museum, Paris, One Hyde Park, London, and One Monte Carlo, Monaco present their first residential building in the USA, perfectly perched on City Hall Park. Apartments range in size from 1- to 4—bedrooms and penthouses. 2020 Occupancy.



53 Downing St, West Village - Huge Townhouse
COMING SOON - \$18,500,000

Nestled on a discreet, quiet, treed block where the West Village meets Soho and Hudson Square, **53 Downing Street is large, 20'-3 1/4" wide, recently completed, gut renovated single-family townhouse with a garage and multiple outdoor living spaces.** The Landmarked Italianate house was originally built in 1857 and has undergone a complete redesign by CWB Architects to transform it into a showplace with superb finishes, detailing and proportioning, expertly installed by master craftsmen.

DID YOU KNOW?

Fewer than 3.5% of real estate sales happen with international buyers, and the vast majority work with a local buyer agent to guide them through the process which is daunting even to domestic buyers. Most international buyers search on domestic websites. Do you want to subscribe to COMPASS CURATED?

Compass

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Our Team

We deliver exceptional service in the New York and Brooklyn luxury real estate markets. With sales in excess of several billion and consistently amongst the USA's most respected Teams, our group represents developers, buyers, renters, and sellers in transactions ranging from \$500,000 to well over \$20 million. We can also connect you to the best agents around the country and the globe. Please let us know how we may be of assistance to you.

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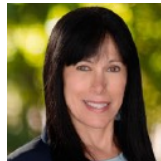
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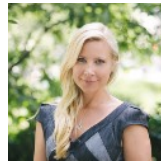
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