

## The Manhattan Big-Ticket Buyers Have Re-Emerged

Several more contracts were signed in the \$25 million-plus range in the past few days and weeks, signaling that the big-ticket buyers are back. 98 contracts were signed above \$3 million. While these buyers are being super-selective and buying ultra-prize units, they are buying again and activity on the high end is up not just compared to COVID-related lockdown months, but also to the same period in 2019. More importantly the buyer pool is growing: the volume of buyers and showings has increased signaling future activity. Then again, we should be reminded that last year at this time the markets were still reeling from the spike in mansion taxes that took effect in July after a record-smashing June that fueled a buying frenzy. The current market is super active below the \$3 million mark...that is where roughly 86% of all deals are happening. Almost 900 units went to contract in October....that's outstanding!

## Do You Live In A Green Building?

Pino Fortunato has joined our team to focus on GREEN BUILDINGS. Covid has further exposed our need and desire for healthy buildings that are both good for the environment and human beings. GREEN buildings are engineered for energy efficiency but also can be built - or retro-fitted - to provide healthier living conditions. To search for GREEN HOMES or to learn more, click [HERE](https://www.greenbuildingmap.com/index.cfm).

<https://www.greenbuildingmap.com/index.cfm>



West Chelsea 3-Bedroom Penthouse With Enormous Terrace And Indoor And Outdoor Fireplaces.





## 347 Bowery NoHo/East Village 2 Balconies, Brand New

This 3-bedroom, 2.5 bathroom duplex 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 features surprisingly impressive and humanly scaled views in three directions. Both architecture and interiors are by world-acclaimed architect Annabelle Selldorf. \$7 million Immediate Occupancy.

### DID YOU KNOW?

Covid-19 infection rates are 195% higher in Miami-Dade County than Manhattan County and 52% higher in Palm Beach County than Manhattan County. Covid is density-agnostic.



## Published Penthouse with Private Heated Pool West Chelsea

**456 West 19Th Street - \$12,500,000**

A top-floor fully renovated penthouse with almost 3,000sf of interior plus approximately 2,000sf exterior living space that combines both City and 'Country' living in one. This pristine, published penthouse in the heart of the West Chelsea Gallery District has been extraordinarily renovated and re-imagined as the ultimate glamorous showstopper, an elegant sanctuary of sophistication wrapped in brick and true divided-light steel windows that offer superb light and panoramic views over West Chelsea, Hudson Yards and Midtown Manhattan.





## Prime Tribeca Private Floor Loft 4-5 Bedrooms

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

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.

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## Gut Renovated , Triple Mint Loft

**6 West 20Th Street, Flatiron**  
**NEW PRICE! \$9,000,000**

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.



## Enormous Tribeca Duplex Penthouse With Terraces

**161 Hudson St, Tribeca**  
**\$13,995,000**

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.



## 3-4 Bedroom Duplex Penthouse with Four Terraces

**141 East 88Th Street. Upper East Side**

**NEW PRICE! \$8,9million**

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.

### DID YOU KNOW?

Overheated old pre-war apartments emerged during the Spanish Flu to allow opening windows to bring in fresh air. Stale recirculating air is unhealthy.



**204 West 21St Street, Townhouse, Chelsea**  
**\$8,750,000**

Conveniently located on a tree-lined Central Chelsea block, 204 W 21st Street is a meticulous, recently gut-renovated 22 1/2-foot wide, sun-filled 4-story single-family townhouse comprising gracious interior living spaces and over 690 square feet of exterior living space including a magnificent south-facing garden and a terrace. Every imaginable esthetic and engineering detail has been considered in this multi-year renovation, including 4-zone central air conditioning and heating, motorized shades and radiant heated flooring. Each room has been elegantly scaled and appointed to perfection.



**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. While this apartment is outstanding, its location may be even more so, located centrally in the heart of Tribeca in close proximity to all transportation, restaurants, retail and more. Soho is a few blocks to the South and the Hudson River Park is a few minutes to the West.





## Enormous & Exquisitely renovated Gold Coast Duplex

**New! 40 Fifth Avenue, Greenwich Village**

**\$15,000,000**

An extensive and thoughtful renovation has combined multiple units on the 14th and 15th floors to deliver a duplex home of grand scale combined with a sense of understatement and intimacy. Historic architecture with superbly proportioned rooms is seamlessly infused with every modern convenience. Three exposures - in an area known for low-lying buildings and townhouses - delivers exceptional protected light and views all day long. The humanly scaled views extend all the way to Midtown's Empire State Building and West overlooking Greenwich Village, the most desired of all neighborhoods with its unique mix of pre-war architecture, tree-lined streets, parks, cafes and boutiques.

**DID YOU  
KNOW?**

A recent \$25m+ sale in  
Greenwich Village  
had three bidders



## 53 Downing Street West Village/Hudson Sq.

**\$17,500,000**

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. Every imaginable detail has been considered in the renovation of this mansion-scaled home renovation, including brand new individually zoned mechanical systems for year-round flexibility along with radiant floors in all bathrooms as well as a fully integrated Crestron AV system with ceiling speakers and connectivity for TV, Internet, and Security.



For more information or to schedule an appointment please call 646.780.7594



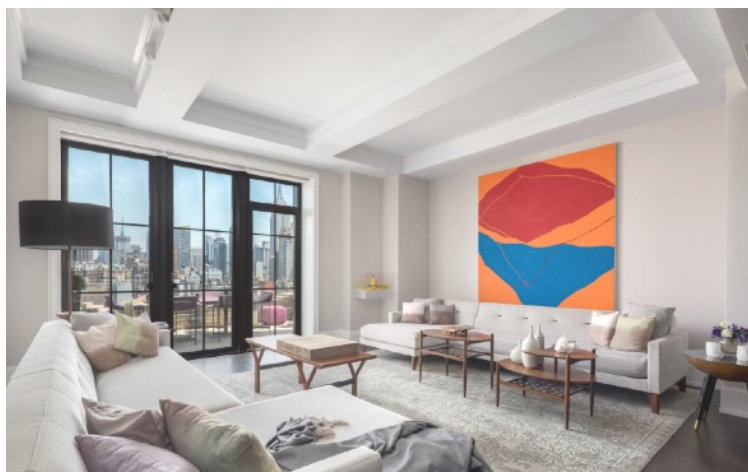
**40 East 67th Street, Upper East Side**  
**\$12,995,000**

Superbly positioned moments from Central Park, this magnificent, 20-foot wide townhouse with an elevator is located between Park and Madison Avenues, in the most convenient and fashionable part of the Upper East Side.



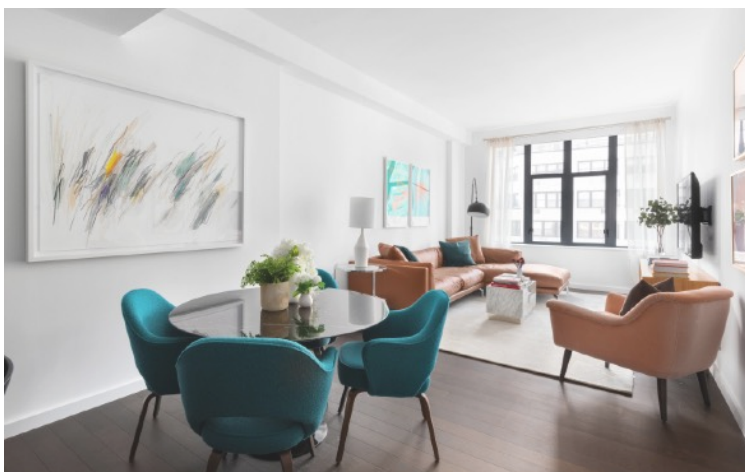
**166 Duane Street, Tribeca**  
**\$6,000,000**

Overlooking Duane Park in the heart of Tribeca, this light-filled corner loft unit spans over 3,800 square feet. The stunning 4 bed 3.5 bath home features an open floor plan for elegant living and entertaining with soaring ceilings, and an abundance of wall space for art.



**212 West 18Th Street, Chelsea**  
**\$16,350,000**

At over 4,144 SF, the combination of two units has resulted in a one-of-a-kind floor plan offering two private terraces and sweeping views of the Manhattan skyline.



**591 3Rd Avenue, Murray Hill**  
**\$2,200,000**

Conveniently and centrally located in Murray Hill between 38th and 39th Streets, The Lindley has a 421-A tax abatement in place through 2029, and is moments from The New York Public Library, Bryant Park and Grand Central Station.



**17 Twin Ridge Rd, Ridgefield, CT**  
**\$2,277,000**

Turnkey perfection one-hour from NYC and moments from the charming village of Ridgefield, CT! Offering luxurious, eco-conscious comfort, this 5 BR/5.5 BA property includes a heated swimming pool, pool cabana, wine cellar, recreation room, and every upgrade imaginable.



**53 N. Moore St, 4F, TriBeCa**  
**\$4,000,000**

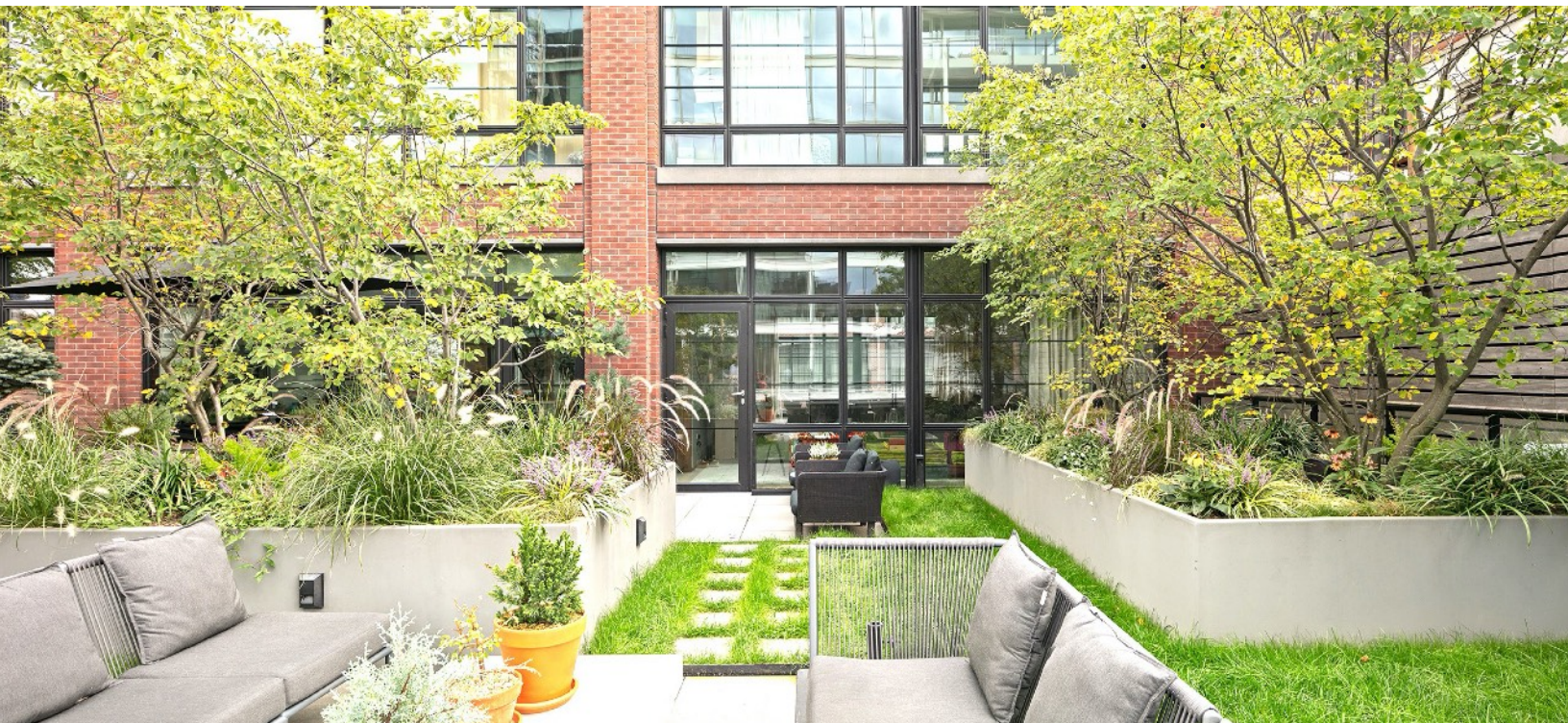
This large 2,436sf, 2-3 bedroom loft boasts lovely morning light that streams in through multiple over-sized East-facing windows. A gracious entry gallery leads past the generously scaled kitchen with stainless steel appliances to the large living/dining room.





### **Coming 2021: 33 Park Row - City Hall Park - Where Tribeca, The Southstreet Seaport And Fidi Intersect**

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 from 1- to 4—bedrooms and penthouses. Early 2021 Occupancy.



### **150 Charles St, West Village - \$14,75M**

Located in the highly coveted 150 Charles Street in the most desired Downtown neighborhood - the West Village - this one-of-a-kind duplex 4 bedroom, 4.5 bathroom condominium residence boasts a private, magical garden-quality terrace that delivers super outdoor as well as indoor living rooms



## DID YOU KNOW?

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## DID YOU KNOW?

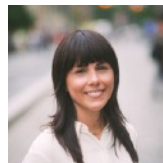
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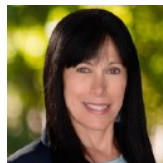
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