



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

The Triple Whammy

By January 1st, 2021, three things will probably be resolved that are highly likely to fuel a new wave of market activity and confidence:

1. The election will be resolved. One way or another by January we will know who is the president of the USA for the next 4 years
2. We should have a COVID vaccine and a timeline for its mass distribution. Hopefully the masses get this vaccine.
3. We should have enacted a new multi-trillion Federal stimulus package to fuel and drive the economy forward.

Big Money Bets

Many have asked us why those in contract for the several \$20 million-plus properties actually closed instead of walking away from 10-25% down payments if they truly believe the markets would fall more than that. The really rich are patient. They don't look one month from now. Unlike retail investors, they are often longterm private equity investors used to waiting long stretches of time before reaping the rewards of their investments. Choice of quality usually supersedes discount size. Patience beats out impulsive desires for overnight riches or gains. And you have to live somewhere.

The Month Of The Penthouse

Several important penthouses were sold in the past month, several above \$20 million. The demand for outdoor space keeps growing.



For more information or to schedule an appointment please call 646.780.7594



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?
We spend about 90%
of our awake life
indoors. How healthy is
your home?



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.



578 Cross River Road, Katonah, Westchester, Ny

\$1,575,000

Just 1-hour from NY! Fully permitted 10.58 stunning acres overlooking the Cross River Reservoir await your vision. Have it all--land, views, seclusion, and convenience to Katonah village, just five minutes away. This is the perfect site to build the full time home you've always dreamed of or weekend retreat! Board of Health approval to Build a 5 Bedroom home. Can also be combined with an adjacent 5.65 acre parcel and/or 584 Cross River Road, a superb mid-century stunner with reservoir views and a pool on nearly 9 acres of land. Own them all for a coveted 25 acre compound in the heart of Katonah!



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.

**DID YOU
KNOW?**

For Weekly Contract Signing
activity, follow us on
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347 Bowery NoHo/East Village 3 bedrooms, 3.5 baths 2 Balconies, Brand New

\$7,000,000

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.

Immediate Occupancy.



Prime Tribeca Private Floor Loft 4-5 Bedrooms

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

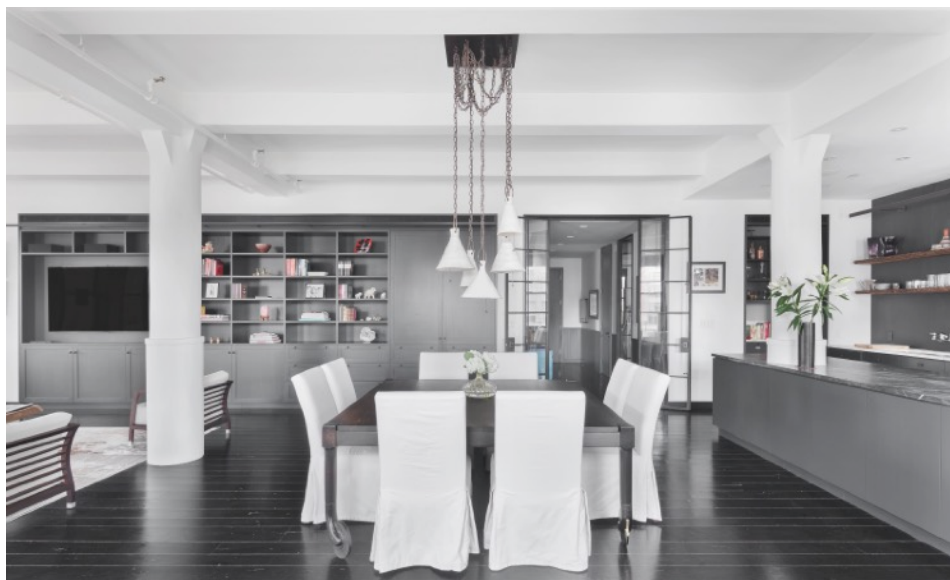
This high-floor expansive, private, full-floor 3,722sf, sun-drenched loft with over 180 feet of linear windows takes full advantage of its perfect Tribeca setting surrounded by all things wonderful about this vibrant neighborhood.

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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
\$13,950,000

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.



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?**

The 10 largest US cities contribute \$7 trillion of economic activity annually. The demise of cities is grossly exaggerated!



53 Downing Street West Village

\$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



450 West 23rd St, Chelsea

NEW PRICE! \$12,500/month

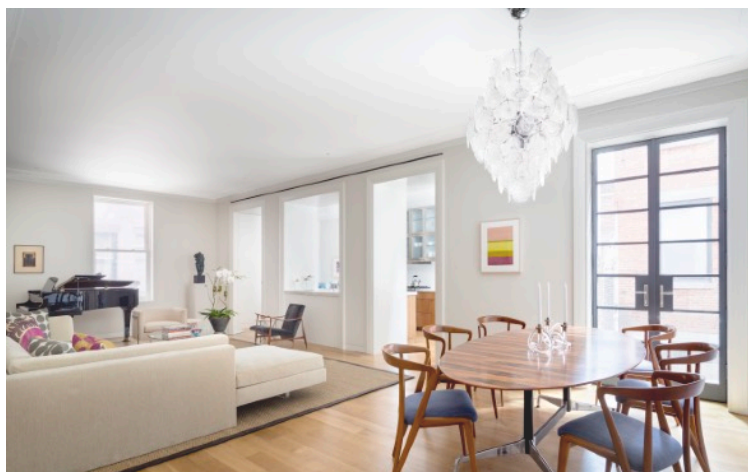
West Chelsea Fitzroy Parlor: Townhouse living with apartment convenience, beautiful refuge in the heart of the city. This pristine home has been fully re-imagined by WORKSTEAD and Rita Liefhebber.



261 West 25th St, Chelsea

NEWLY PRICED! \$12,500/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.



7 Harrison St, Tribeca

\$16,000/month NO FEE

A striking turn-of-the-century building now re-imagined by AD100 architect Steven Harris. Overlooking historic Staple Street and offering southern exposures, Residence 5S features a gracious corner layout.



160 Wooster St, Soho

NEWLY PRICED! \$10,995/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.



77 Bleecker Street - Greenwich Village

NEW PRICE! \$750,000

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.



53 N. Moore St - 4+ bedrooms

\$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. 24 Hour doorman an amenities.



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 \$27,500/month

Penthouse-style apartment with panoramic views: Perched above the West Village on the North East corner of this remarkable, new full-service building, this unique home is bathed in light all day long with large expanses of windows facing North, East, West and South.

DID YOU KNOW?

About 15 million properties are owned by small landlords in the USA. New laws in NYC prevent landlords from collecting pet deposits, further reducing the number of pet-friendly rentals.

Compass

111 5th Avenue
New York, NY 10003

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Team

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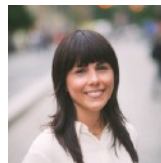
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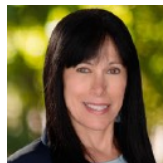
HERVE



AMY



CALLI



LOIS



AIMEE



MANNY



BRETT



ROBERT



HANNAH



NEIL



ALI



PINO

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