



Coming Soon For Rent: Park-Facing Mint Cobble Hill Townhouse

## The 'Roaring 20's': What Might We Expect in 2021?

Will 2021 deliver an AMERICAN RENAISSANCE and dawn a repeat of the 'ROARING 20's' that followed the Spanish Flu pandemic? If December 2020 activity is anything to go by, the likelihood of this happening is far from impossible. December signed contract volume was up over 33% compared to September 2020, usually a more active month. Here are the leading indicators for a strong 2021:

1. Vaccine Optimism. By March/April, millions will have been vaccinated and we will be on a clear path out of this messy pandemic.
2. A new administration may be kinder to New York. Let's hope local politicians take note. The promise of a new smart mayor could help.
3. New York's pulse will accelerate. It's happening already. Schools will re-open.
4. Many industries will reawaken and re-open....including tourism fueling retail, hotels and restaurants. And everything else.
5. Interest rates will remain low and jumbo mortgages will be easier to obtain.
6. In the past, busy December's signal busy Spring's. December 2020 was VERY active.
7. Urgency may return as buyers see inventory being eaten up and 'deal' sizes slowing. Some Multiple bidding has already emerged.
8. Bank and Tech workers did really well in 2020. Bonus season will infuse more capital into the markets.
9. Many who have made fortunes in the 2020 markets will use some of their gains to buy a home. There is over \$5 TRILLION sitting in money market accounts waiting to be deployed. Life is short, live well!
10. The international/national buyer will return as travel restrictions ease and the word on the street is: NEW YORK IS A GOOD BUY. And the dollar is weaker.

When last did you hear: "New York is more affordable!".....?



Coming Soon: Steven Harris Designed Tribeca Townhouse



## Carnegie Hill 3-4 Bedroom Penthouse with 4 Terraces

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

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

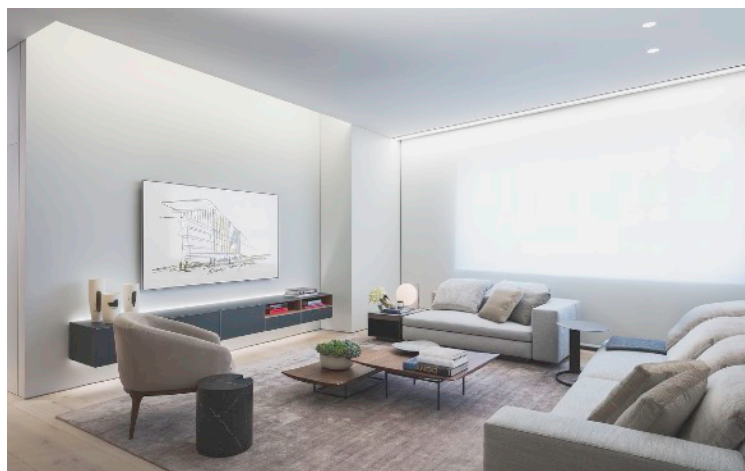
This bright, breathtaking penthouse is one of only two newly constructed penthouses perched atop the recently converted full-service Philip House, boasting a rare combination of complete privacy and tranquility with landscaped terraces on both floors. The four set-back terraces provide privacy and make 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?**  
Around \$5 Trillion is  
sitting in money  
markets... to be  
deployed in 2021  
perhaps?



### **New! 204 West 21St Street, Townhouse, Chelsea** **\$8,500,000**

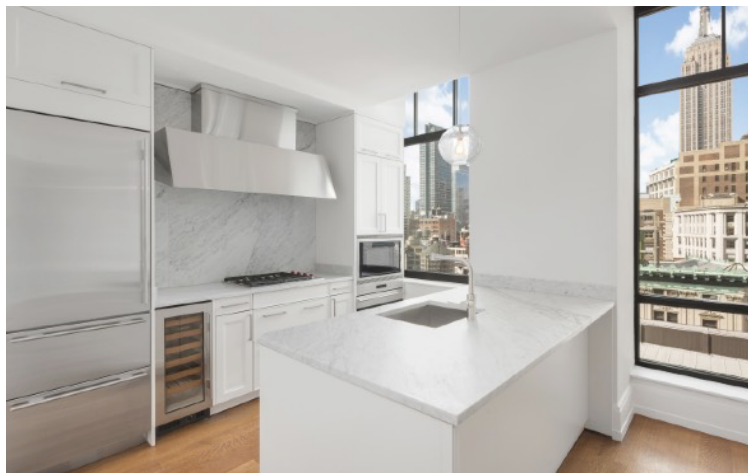
Conveniently located on a tree-lined Central Chelsea block, 204 W 21st Street is a meticulous, recently gut-renovated 22 1/2-foot wide, sun-filled 4-story single-family townhouse comprising gracious interior living spaces and over 690 square feet of exterior living space including a magnificent south-facing 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.



### **152 Elizabeth Street, Nolita** **\$5,985,000**

With an exacting eye and generous spirit, Pritzker Prize Laureate Tadao Ando and renowned interior architect Michael Gabellini are making history with 152 Elizabeth Street. Residence 2E features two bedrooms, two bathrooms, and one powder room. With gracious proportions at 2,015 square feet, the interiors evoke a thoughtful sense of craft and refinement never found in new development  
Immediate Occupancy

For more information or to schedule an appointment please call 646.780.7594



### 10 Madison Square West, Flatiron

**\$8,500/Month**

The loft-like home features wide-plank oak floors and soaring 10'-7" beamed ceilings and a well-proportioned, sun-soaked living and dining room with floor-to-ceiling windows framing impressive views of the Empire State Building.



### 212 West 18Th Street, Chelsea

**\$16,000,000**

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.



### 53 N. Moore St, 4G, TriBeCa

**\$2,500,000 - NEW PRICE!**

Located on the most desirable cobblestone block of Central Tribeca, this large 1,548sf winged 2-bedroom loft is located on a North East corner with tree-top views and splendid morning light that streams in through multiple over-sized windows.



### 31 Harrison Street, TriBeCa

**\$6,000,000 - COMING SOON!**

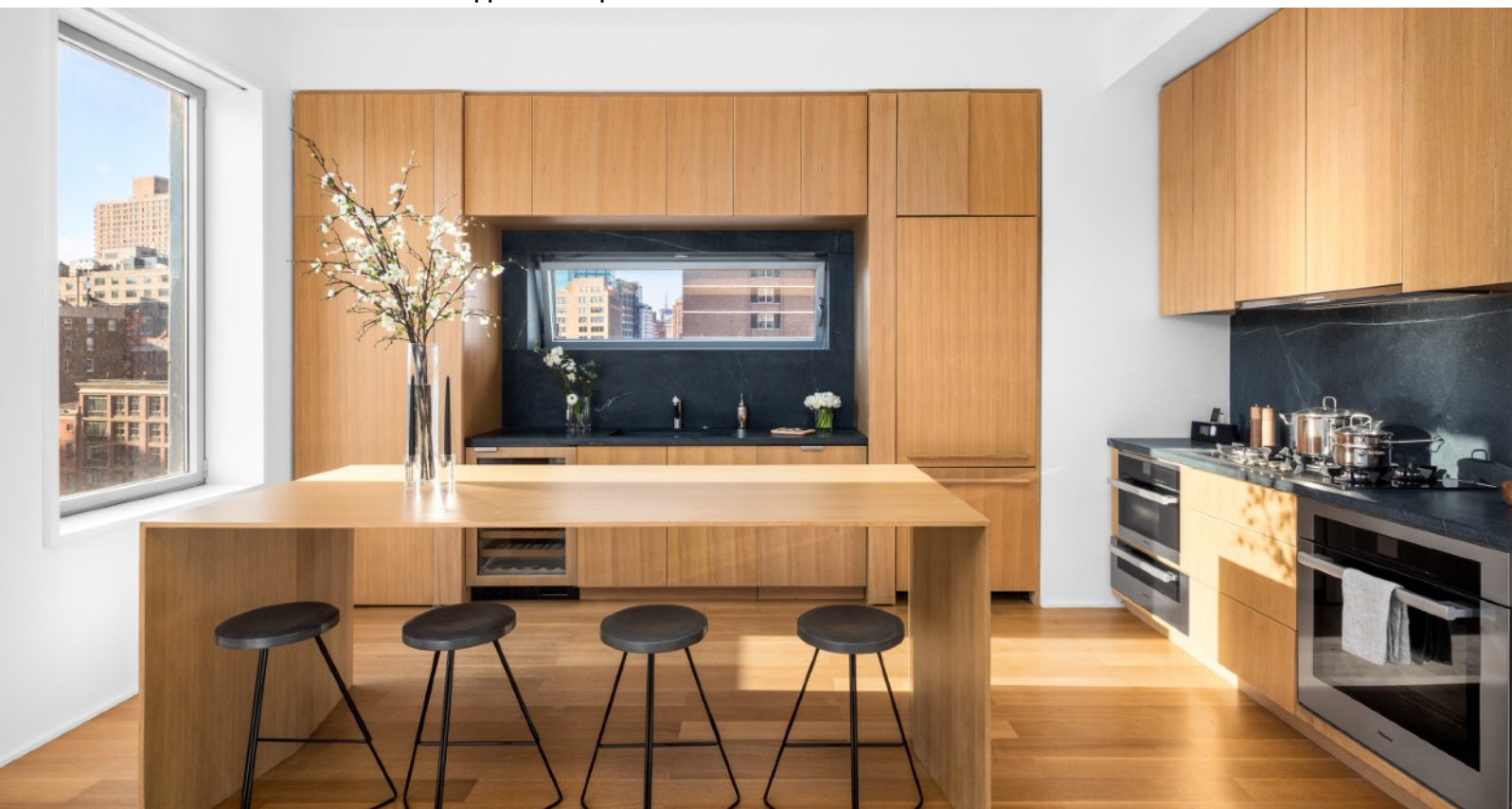
A rare find: Two-family townhouse designed by Architectural Digest 100 Architect Steven Harris. Easily restored to single family or upper triplex with income-producing apartment.



### 53 N. Moore St, 4F, TriBeCa

**\$3,500,000 - NEW PRICE!**

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.



## 347 Bowery NoHo/E. Village 3-bedroom 2 Balconies. 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?

The EURO is 9% Stronger  
than a year ago. A weaker  
dollar bodes well for the  
return of the Foreign  
buyer.



## 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.



**Coming 2021: No.33 Park Row - City Hall Park - Where Tribeca, The South Street 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.



**161 Hudson Street, Ph9A8B, Tribeca - \$13.995M - 2 Terraces.**

Enormous, 6,280sf quiet, light-filled penthouse duplex with big views and terraces located in the heart of Tribeca. This exquisite Monique Gibson-designed, mint, move-in light-flooded condominium duplex Penthouse blends the grand scale of loft living with apartment conveniences with open, protected exposures to the East, North, and West.



## Prime Tribeca Private Floor Loft 4-5 Bedrooms

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

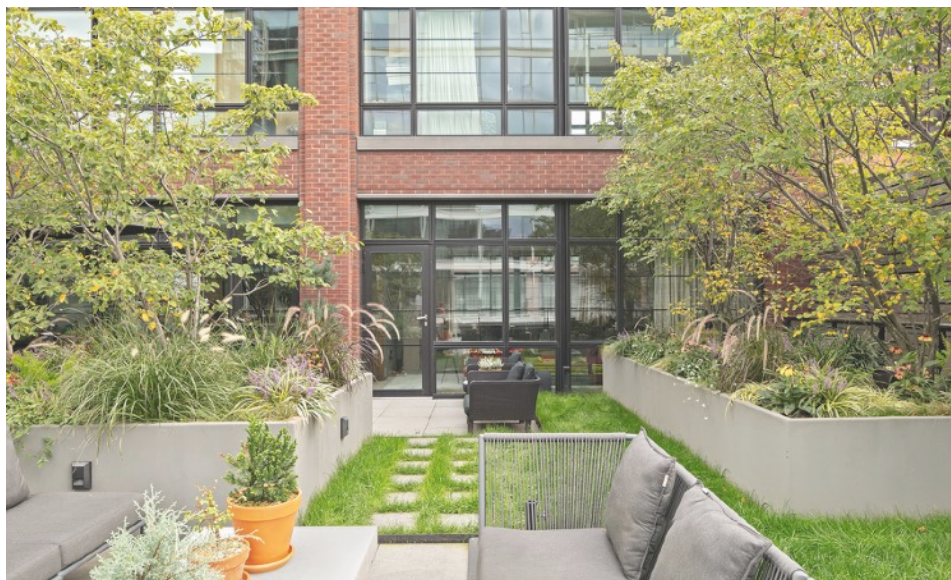
This high-floor expansive, private, full-floor 3,722sf, sun-drenched loft with over 180 feet of linear windows takes full advantage of its perfect Tribeca setting surrounded by all things wonderful about this vibrant neighborhood.

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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.



## Superb Indoor - Outdoor Living

**150 Charles Street, West Village**  
**\$14,750,000**

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



## 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?

Numerous empty-nesters who were incapable of selling their large suburban homes have found buyers.....and are buying in the city.



## 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.

## DID YOU KNOW?

For weekly insights on market activity, please follow us on **INSTAGRAM** at: **@theleonardsteinbergteam**

### Compass

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## DID YOU KNOW?

Bruce Flatt - Canada's Warren Buffet - is investing in.....REAL ESTATE! He believes REITS are under-valued.



LEONARD



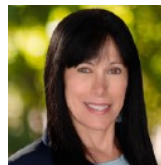
HERVE



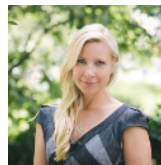
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