

Annabelle Selldorf Design Duplex - 347 Bowery, Noho/East Village

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## January 2021 Manhattan Signed Contracts Soar 57% Compared To September 2020

It may be too early to draw conclusions but it appears the Manhattan markets are rebounding: January's sharp increase in signed contracts is encouraging. Are prices spiraling upwards? NO. But certain properties that had been sitting on the market for a while are moving again.....and some are even experiencing multiple bids.

Contracts signed on \$5 million-plus properties soared over 60% compared to September 2020. The very wealthy are buying again now that multiple vaccines (5) are certain to transport us out of the COVID era.

While its obvious that the press has sensationalized the extent of those 'FLEEING' the city, we cannot ignore that an environment that is unwelcoming to the rich is bound to hurt all New Yorkers if they chose to leave. The taxes this group generates - every single year - benefits everyone, rich and poor alike. Politicians who exploit this misguided anti-rich sentiment will be held accountable when the truth is revealed if indeed they manage to pass policies that deter wealthy people from New York.



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

**Manhattan County has  
a COVID infection rate  
almost 30% lower  
than Palm Beach  
County**



## 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.



For more information or to schedule an appointment please call 646.780.7594



## 560 West 24th St West Chelsea



**NEW! \$9,415,000**

Re-designed and re-imagined, this top floor 3-bedroom penthouse duplex with 1,428sf private outdoor space has to be one of West Chelsea's most prized residences on arguably the most prized block of the neighborhood bracketed by 200 Eleventh Avenue and The Getty. Perched atop FIVE SIXTY West 24th Street, this recently completed Steven Harris designed limestone-clad landmark combines impressive grandeur with elegant restraint.



## 60 West 20th St, 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.







## Steven Harris Designed Townhouse

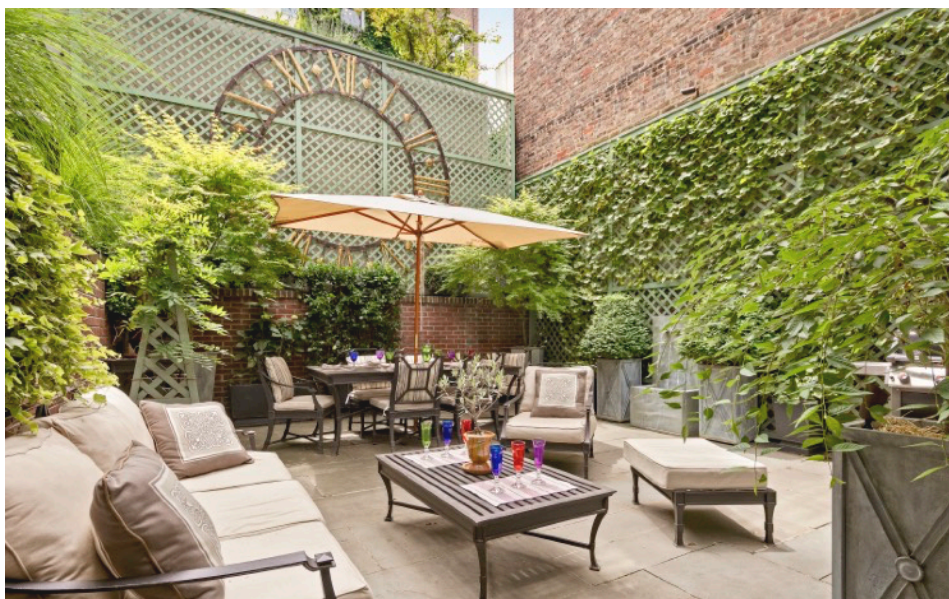
**31 Harrison St, Tribeca New!**  
**\$6,000,000**

Perfectly perched on one of the most charming historic townhouse rows in the most desirable part of Tribeca, one block from the Hudson River Park, yet a few streets away from a Whole Foods, subway stop and moments from the new Disney and Google headquarters of Hudson Square, this Steven Harris-designed home has been updated and renovated and is in move-in condition

## Gut Renovated , Triple Mint Townhouse

**New! 204 West 21St Street, 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.



## 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





## 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?**

**The homeownership  
rate jumped 3% points  
in 2020**



## **New! 243 West 70Th Street, Upper West Side**

**\$775,000**

In the heart of Lincoln Square, moments from the Riverside Park, public transportation, and all things that make the Upper West Side so very appealing, this serene peninsula Pre-War 1925 Classic has been graciously planned and lovingly restored.

A welcoming entry foyer leads to the generously proportioned rooms with inlaid, oak parquet floors, to the large windows that face north, south and east, the glass doorknobs, to the elegant wood doors.....to the oversized eat-in, windowed kitchen equipped with a Thermador oven/range, high-end appliances, spacious maple cabinets, and a double sink.



## **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. A gracious entry gallery leads past the generously scaled kitchen to the large living/dining room. A large Master bedroom with an en suite bathroom is separated from the second bedroom that needs to be re-installed. A renovation is expected.





**Coming Spring 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.





## 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 personal savings rate is over 70% higher than pre-COVID. These funds could be unleashed soon possibly fueling inflation....



## 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?

New York is amongst the US states with the lowest incidence of Melanoma Skin Cancer. New York City gets the same number of sunny days as Raleigh, North Carolina, more than Nashville TN!

### Compass

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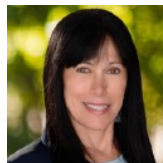
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