



Private Floor Penthouse Atop Robert A.M. Stern's Four Seasons Residences

4 BEDROOMS / 4.5 BATHS / 2 TERRACES

TRIBECA

OFFERED AT: \$45,000,000



Did You Know?

01

Soon gas appliances - including ranges and cooktops - will no longer be allowed in new construction and renovations.

02

As inflation kicks in and pricing seems to be in full recovery mode and rising, it may be wise to re-evaluate your home insurance policies. Replacement costs are waaaaay up.

03

The value of all the U.S. housing stock surged to \$43.4 trillion in 2021 reminding us again of the importance of real estate.

04

The difference in payments for a \$3 million home purchase with 80% financing at 3% versus 4% is about \$1,340/month. About 11.7% more. If rents rise at the same pace - which they often do when rates rise - buying still remains the better option.

05

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The Rich Have Left New York? HAH! January's Numbers Say Otherwise....

Those who preached and spread the (uninformed) message that New York was over - especially for the rich - who supposedly were FLEEING to other parts of the world to save taxes and avoid COVID, may want to re-evaluate their position today: New York's January signed contract activity for the luxury sector in 2022 - in the midst of the Covid Omicron pandemic, Ukraine-Russian tensions, equity market roller coasters, rising interest rates, etc - was up about 20% compared to 2021 (a strong year!).....up about 35% compared to January 2020and up about 65% compared to 2019. Those who seek profit from salacious and scandalous headlines may want to rethink their rhetoric so that the vast majority of us who focus on data and facts stop laughing (or crying) about their (purposefully?) misleading proclamations.

New York City has its fair share of challenges, let's not kid ourselves, but the vast majority of us tend to acknowledge realities and roll up our sleeves to formulate and fight for practical solutions. A new mayor and governor with similar thinking can make a big difference. Maybe it's time to speak more about people's HOMES. Healthy homes, healthy and safe neighborhoods make for not just healthy real estate valuations - worth over \$1.3 trillion in total - they improve lives. Real estate that maintains value and increases in value is good for everyone in that it is one of the primary sources of revenue for the city and state. All need to be reminded that 44% of New York City's budget is funded by real estate.

Leonard + team

30 Park Place, Penthouse 81



The most substantive real estate in the world is the kind that is difficult to impossible to replicate: this pristine, private, full-floor penthouse soaring atop Tribeca's limestone-clad, Robert A.M. Stern-designed Four Seasons Tower is one of those collector-quality homes. A security-enabled elevator whisks you to the private arrival gallery that leads to the entry of Penthouse 81: immediately you are astounded by the absolutely breathtaking, open sweeping views of the Manhattan skyline. Twelve-foot-tall ceilings throughout afford equally impressive views and light in all four directions, North, South, East, and West. To the west is the expansive living room - focused on a splendid gas fireplace with a magnificently carved marble mantle - that leads to the west-facing sunset terrace, one of two, substantive terraces. - \$45,000,000



Park House

WEST CHELSEA



Duplex penthouse with a private terrace and roof deck

The elevator door opens directly into Penthouse A, which features a gracious entry gallery that leads you to a large living room anchored by a gas fireplace leading out directly to a private 252sf terrace - one of two terraces - overlooking the Highline Park, with impressive views West and North.

Penthouse A
3 Bed, 3.5 Bath, 3,005SF
\$9,985,000



Spacious 3 Bedroom Home with Unobstructed Direct Park Views

The elevator door opens directly into Residence 4B that features a gracious entry gallery with a large coat closet that leads you to the generously scaled living/dining room directly fronting the Park.

Residence 3B
3 Bed, 3.5 Bath, 2,299SF
\$5,475,000



Grandly scaled One Bedroom Home

This large, exceptionally quiet one-bedroom, one-and-a-half bathroom home has generous proportions with 1,157SF in total size and about 35ft of charming frontage with oblique views towards a heavily treed section of the Highline Park that provides privacy.

Residence 4A
1 Bed, 1.5 Bath, 1,152SF
\$2,625,000





COMING SOON:
Brand New Huge Tribeca Duplex Penthouse with Sprawling Roof Terrace & Views

53 White Street
TriBeCa
Price Upon Request



COMING SOON: Paparazzi-proof Park- and River-front living with your own private garage attached to your apartment, accessed via a car elevator.

200 11th Avenue
West Chelsea
\$8,000,000





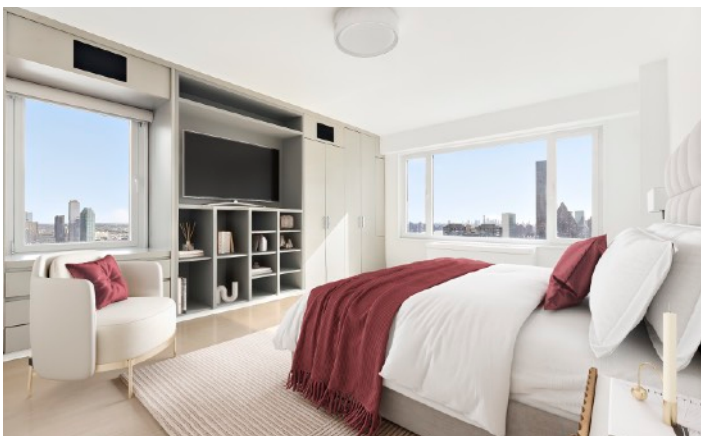
Exquisitely Scaled and Fully Renovated
West Chelsea Home

520 West 19th Street
West Chelsea
Large 2-bedroom
\$3,250,000



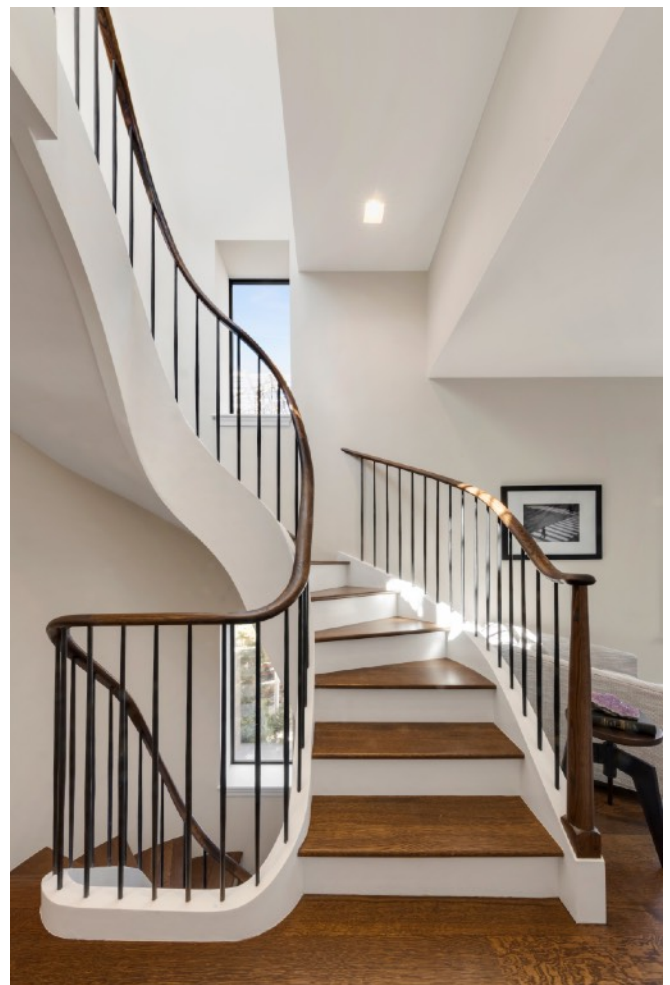
NEW PRICE! Grandly
Scaled Pre-War Loft
Awaits Your Touch

832 Broadway
Greenwich Village
3-4 bedrooms
\$5,000,000



Fully renovated 3- 4 bedroom
Billionaire's Row beauty

303 East 57th St
Midtown East
\$3,000,000



Townhouse Living with
Doorman & Super Services

504 West 22nd St
Chelsea
3 bedrooms
\$6,975,000





25ft Wide Historic
Townhouse

27 Harrison Street
TriBeCa
\$7,000,000



Winged 2-Bedroom Mint
Condo with Doorman and a
Private Balcony

165 West 18th Street
Chelsea
2 Bedrooms
\$2,250,000



Pristine 3- 4 Bedroom
Penthouse with 4 Terraces

141 East 88th Street
Upper East Side
3-4 bedrooms
\$8,500,000



ABI Chelsea pairs thoughtful architecture with the finest craftsmanship to create a true urban oasis. 3-bedrooms Private Full Floor. Brand New. MASSIVE Terrace. 24hr DM

455 West 19th Street
West Chelsea
\$10,995,000





Unrivalled City Hall Park Views

Prices starting at \$1.875 to \$19.5M
No. 33 Park Row. Financial District / TriBeCa

Introducing the first residential property in New York City by **Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners**. This striking tower joins RSHP's critically acclaimed projects on the global stage, including One Hyde Park in London, the Centre Pompidou in Paris, and One Monte Carlo in Monaco. Located at the intersection of Tribeca, The SouthStreet Seaport and The Financial District at City Hall Park.



Published Penthouse with a Heated Pool

\$12,000,000
3 Beds, 3.5 Baths, 2,926SF + Roof Deck
456 West 19th St - Chelsea

This pristine, penthouse in the heart of the West Chelsea Gallery District has been extraordinarily renovated and reimagined 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.



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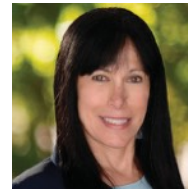
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Calli Sarkesh



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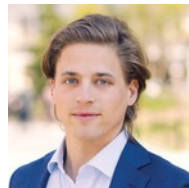
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