



West Chelsea Townhouse Triplex, Elevator, Private Roof Deck, doorman/super services.

3 BEDROOMS / 3.5 BATHS / 2 TERRACES

CHELSEA

OFFERED AT: \$6,975,000



## Did You Know?

01

COMPASS is the exclusive luxury real estate brokerage to sit on the board of WealthX which helps us identify potential qualified clients and buyers globally.

02

Some economists expect 30-year fixed mortgage rates to increase to 4.3% by the end of 2022 and home sales to decline 5% ...and annual price growth to fall to 5%.....making it a wash?

03

Investors poured a record \$335.3 billion into apartments across the country in 2021. Nearly a quarter of it went to just four metro areas in the Sunbelt: Dallas, Atlanta, Phoenix and Houston.

05

For Weekly signed contract insights, follow us on Instagram: @theleonardsteinbergteam

## The OTHER inflation(s).....

The first two months of 2022 have delivered outstanding results all things considered: A Russian invasion, an COVID Omicron surge, high inflation, Roller-coaster equity markets, etc. did not rattle the Manhattan real estate markets with signed contract volume on the high end at its highest volume since 2006... then again that was about 16 years ago and inflation - even lower inflation - has slowly eroded the meaning of the word 'high end'. Prices are up, especially on rentals another reminder of how while inflation is high right now, it has been around for decades. Even 2% inflation adds up. Fixed-rate mortgages don't rise, but rents do. The average rent - if there is such a thing as average - for a 2-bedroom Manhattan apartment today is around \$4,300/month. If inflation averages around 2% over extended periods of time, this would take that \$4,300/month rental to

over \$14,000/month in 60 years.

We all need housing for around 60 years in total if we leave our parent's home around the age of 20 and live to be about 80 years old.

Bigger cities like New York are notorious for higher inflation rates. On top of that New York is a super-wealthy city that experiences LUXE-flation too. In these high inflationary times, lets not forget about the 'other' inflations....'normal' inflation of around 2% AND LUXE-flation. It's not nothing, especially over time! It all adds up slowly but surely, further re-affirming the longterm value of ownership. Landlords know all about that subject.

Leonard + team



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

30 Park Place TriBeCa  
\$45,000,000

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.





# 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

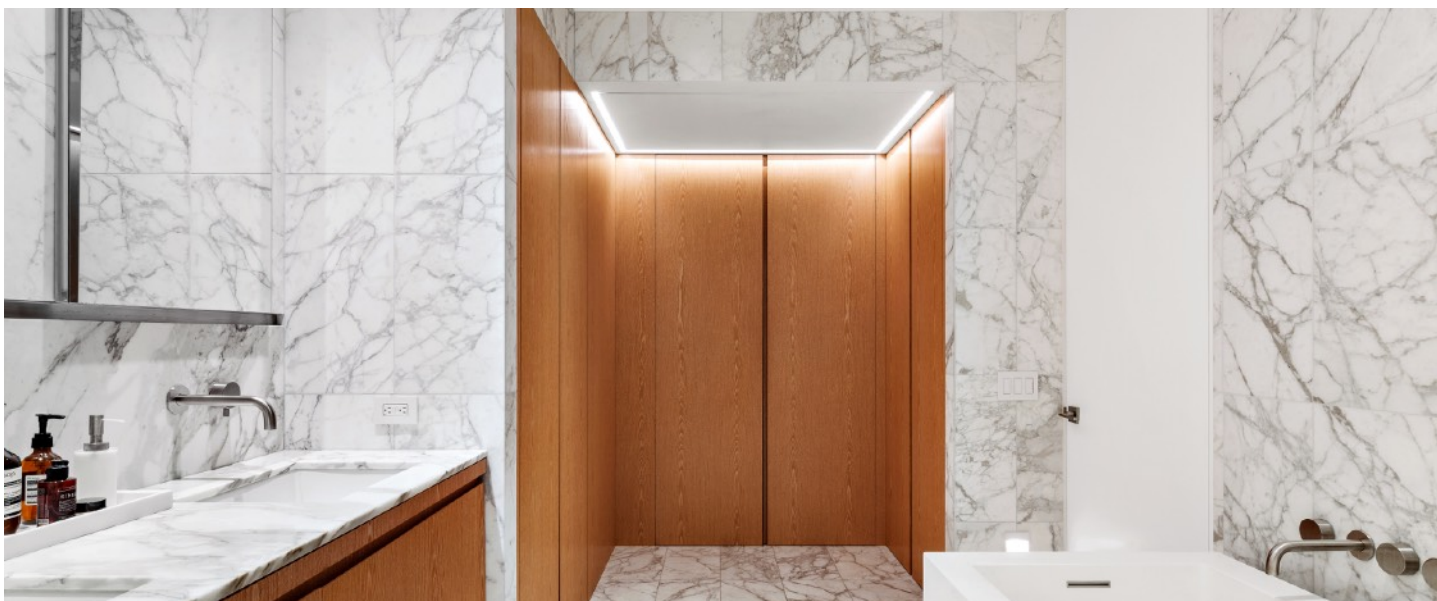


NEW:  
Duplex 3-4 bedroom Penthouse with Private Roof Deck and BIG open Sunset Views.

46 Mercer Street  
TriBeCa  
\$8,500,000







Exquisitely Scaled and Fully Renovated 2-bedroom  
West Chelsea Home

520 West 19th Street

West Chelsea

\$3,250,000



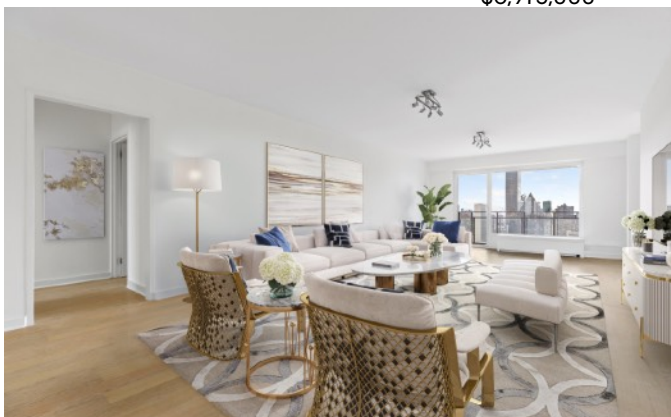
Townhouse Living with  
Doorman & Super Services

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



NEW PRICE! Grandly  
Scaled 4,100sf Pre-War  
Loft Awaits Your Touch

832 Broadway  
Greenwich  
Village  
3-4 bedrooms



Fully renovated 3- 4 bedroom  
Sutton Place Area beauty

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







Annabelle Selldorf Designed Home with En-Suite Garage

200 Eleventh Ave  
Chelsea  
\$8,000,000



Oversized two bedroom home in a full service condo.

53 North Moore St  
TriBeCa  
2 Bedrooms  
\$3,500,000



Sunny Corner Split Two Bedroom Home

53 North Moore St  
TriBeCa  
2 bedrooms  
\$2,750,000



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







## Unrivaled 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.



## The Leonard Steinberg Team

We deliver exceptional real estate advisory and brokerage services in the New York, Brooklyn, Westchester and Connecticut luxury real estate markets. With sales in excess of several billion - and consistently amongst the USA's most respected Teams - we represent developers, buyers, tenants and sellers in transactions ranging from \$400,000 to well over \$20 million. We also connect you to the best pre-screened agents around the USA and the globe. Please let us know how we may be of assistance to you.

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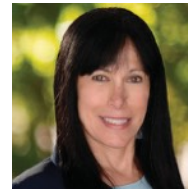
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Amy Mendizabal



Calli Sarkesh



Lois Planco



Aimee Scher



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Brett Mitchell



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