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INSIDE THIS ISSUE: *Luxury Standouts In and Around the City*



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2023

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**COVER:** 212 West 72nd Street, Four-Bedroom Residence 15G  
Photo: Jason Schmitz

**ABOVE:** 212 West 72nd Street, Four-Bedroom Residence 10H  
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PAGE 10 *Luxury Standouts  
In and Around the City*

ON THE COVER:

*New Upper West Side  
Residences on the Corner of  
72nd and Broadway*

*212 West 72nd Street Condominium*  
Maria Ienna | Corcoran Sunshine  
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212 West 72 occupies the prime corner of the Upper West Side — Broadway and West 72nd Street. It's one of the most iconic spots in the city, central to everything—located between Central Park and Riverside Park, and surrounded by a bounty of culture, dining, shopping and transportation options. 212 West 72 offers a luxurious collection of residences designed by award-winning CetraRuddy Architecture.

"We've taken a modern approach to what an Upper West Side residence can be. Our great advantage is the light and views that come with 212 West 72's oversized, floor-to-ceiling windows. We've introduced beautiful detailing throughout the residences—a level of quality and craftsmanship reminiscent of fine prewar homes." — Nancy Ruddy, Principal of CetraRuddy Architecture

These thoughtfully designed new residences are complete with the convenience of full-time building staff, a robust collection of amenity spaces, and panoramic views of the Upper West Side skyline and treetops of Central Park.

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# Luxury Standouts In and Around the City

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*Plum properties in the high end of the residential real estate market are enticing well-heeled buyers from TriBeCa to Scarsdale, and from coastal Connecticut to Pennsylvania's Lehigh Valley.*

## **114 Waverly Place, Greenwich Village**

Originally constructed in 1836 and then redesigned several times, 114 Waverly Place is one of the most historically significant residences in the tree-lined central Village; and the latest redesign, completed at the end of last year, is quite possibly the best yet. Spanning more than 6,800 square feet, the 22-foot-wide home, listing for \$30 million as an artful combination of town house, penthouse and

a loft all at the same time, the property boasts a 22-foot-ceiling ballroom, and approximately 1,700 square feet of outdoor space. Highlights include the 485-square-foot primary bedroom with a marble mantel over the wood-burning fireplace, a five-level elevator, Schotten & Hansen floors, and the showpiece rooftop with an outdoor kitchen, pizza oven, outdoor television and sound system, with



multiple entertaining areas and open views to both the Midtown and downtown skylines.

“This is much larger than most town houses in the Village, where a typical 20-foot-wide town house is less than 5,000 square feet, and rarely with good views,” said Jim St. André, sales agent with Compass. “Here you can entertain on the grand scale — the current owners recently hosted an engagement party for 200 in the ballroom — and then finished the night upstairs with views of both the Empire State Building and the World Trade Center. So, you can really have it all in one place in the Village.”

### 30 Park Place, Residence 67A, TriBeCa

Designed by world-renowned architect Robert A. M. Stern, the 67-story classically styled condominium, located between Broadway and Church Street, a block from One World Trade Center, is the tallest residential tower in lower Manhattan. The views from the four-bedroom offer commanding city and river views from every window, with the primary bedroom suite showcasing southern views, including to the Statue of Liberty and well beyond from the Waterworks bathrooms. Residences also have access to a comprehensive suite of spa and wellness amenities, including use of the Four Seasons Hotel on the lower floors.

Featured in ELLE DECOR and designed by House Beautiful Next Wave and House & Garden Gold List interior designer Ariel Okin, the redesign includes

**OPPOSITE:** 114 Waverly Place

**ABOVE:** 30 Park Place, Residence 67A

a mirrored backsplash bar with honed Carrara marble to reflect the copper barware it houses, a Bilotta kitchen that adds ample counter and storage, and a home office in high-gloss Benjamin Moore Newportbury Blue. “Okin’s clients include several A-list celebrities, and she spent a lot of time with the homeowners coming up with the design concept,” said Benjamin Glazer, sales agent at Compass. “This is an A-plus product in an A-plus location, and at an asking price of \$12.5 million, Okin’s redesign, which creates a spectacular but comfortable home, it should sell quickly.”

### 20 West 53rd Street, Residence 30A, Midtown West

Set across the street from the Museum of Modern Art near Fifth Avenue and a short walk to Central Park and Rockefeller Center, Baccarat Residences is one of Midtown Manhattan’s most coveted addresses. The Residences feature their own private entrance and lobby, concierge and staff, and full access to the hotel’s five-star amenities, which include the Spa de La Mer, fitness center with indoor pool,

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**ABOVE:** 20 West 53rd Street, Apartment 30A

**BELOW:** 941 Park Avenue, Penthouse C

maid and valet service, and the glamorous Grand Salon, The Bar and Le Jardin, with a menu created by two-Michelin-starred culinary director Gabriel Kreuther, for in-room dining service.

At approximately 2,303-square-feet, the corner three-bedroom, three-and-a-half-bathroom apartment, listing for \$7,995,000, offers three exposures facing north, east and south, including sweeping floor-to-ceiling views to Central Park from the living room, dining room, primary bedroom and even the primary bathroom. The primary is secluded in its own wing and features a massive walk-in closet and ensuite bath with double sink, floating soaking tub, shower stall and separate water closet. Renovations completed by the seller include recessed ceiling lighting, electric solar and blackout shades, integrate sound and security system, Poliform built-ins and a Crestron system for home automation.

"From the primary bathroom soaking tub, you can look out and see Central Park — it is a very sexy bathroom," said Joanne Greene, associate broker with Brown Harris Stevens. "And it is a corner apartment, so the exposures are north, east and south, and all the views from every room are massive, with ceiling heights of 10-feet-eight-inches — including from each bathroom and even the primary walk-in closet/dressing room, with views to the park. This apartment was bought originally as a primary residence and has never been rented out. The owner upgraded for himself, and it remains in pristine condition, a high-floor jewel now offered at a fair price that factors in the challenging market."





## 941 Park Avenue, Penthouse C, Upper East Side

A premier Park Avenue co-op designed by Schwartz & Gross in 1927 and ideally located at 81st Street, 941 Park comprises 35 duplex residences two blocks from the Metropolitan Museum of Art and Central Park. Listing for \$11,450,000, the four-bedroom, five-bathroom Penthouse C, on the 13th and 14th floors, includes an unusually large 1,400-square-foot wraparound terrace with a professionally installed garden on the top floor, easily accessible from the three bedrooms that surround it — including the corner primary bedroom, with garden views on two sides. The living room's centerpiece is a floor-to-ceiling wood-burning fireplace, with city views to the south, with a wood-paneled den, library, a large dining room for banquets, and an eat-in kitchen equipped with a Garland stove, massive island and a breakfast room.

In addition to the duplex is a 100-square-foot space on the third floor that could serve well as an office or as an auxiliary storage room to supplement the duplex's storage unit. "Because it was designed originally as a duplex, it really feels like a home with a grand staircase — and not as an awkwardly combined duplex that was retrofitted that way," said Brian Meier, principle of the Meier Estates & Ventures Team at Christie's International Real Estate. "The prewar duplexes in the building are all very well-planned — with an extraordinary outdoor space that makes this particular one special."

**ABOVE:** 112 East 19th Street, Residence 8R/9R

## 112 East 19th Street, Residence 8R/9R, Gramercy

The contemporary duplex loft in Ruggles House, a prewar co-op named after the founder of nearby Gramercy Park, was transformed by the current owners into an open-plan apartment with a 47-foot living room, two offices and a massive primary bedroom suite. With more than 3,900 square feet, the largest residence in the 22-unit building, on the market for \$6,550,000, includes oak and maple floors, a three-window chef's kitchen, a cold storage room and a sound system throughout.

"This is the largest loft in the building, with high ceilings of 10 feet and ten inches on both floors," said Tom Ring, associate broker with Berkshire Hathaway Homes Services. "When the current owners moved in, it was a four-bedroom, but they decided to make a major renovation to create the space you see today, where they do the formal entertaining on the ninth floor, and now with an oversize living room, large bedroom suite and two offices, one of which can serve as a windowed study/library. (cont'd on Pg. 16)

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Photo: Brown Harris Stevens

**ABOVE:** 201 West 70th Street, Apartment 38B

**BELOW:** 7445 Driftwood Rd, East Allen Township

**OPPOSITE:** 12 Butler's Island Road, Darien

The renovation did all the heavy lifting — they added central air, new windows, cold storage in the apartment and an enormous amount of electrical rewiring, including a backup system, and sound throughout, all controlled by an iPad on the wall.”

### 201 West 70th Street, Apartment 38B, Upper West Side

A full-service postwar co-operative tower built in 1972, One Sherman Square offers a long list of useful amenities — including a fully equipped gym, 24-hour staffed lobby, concierge services, laundry room, parking garage, private circular driveway, private garden and a rooftop deck with panoramic views in all directions — that many prewar co-ops cannot match. The two-bedroom, two-and-a-half bathroom with a balcony on the 38th floor, on the market for \$2,195,000, offers similarly gorgeous views of the Upper West Side through to the east side of Central Park, with a modern kitchen, a washer/dryer, spacious living room and a separate dining room, although some residents choose to use the oversize foyer for their dining table. Forever views to the west look past the Hudson River into New Jersey, and uptown to the George Washington Bridge and beyond.

The two bedrooms, one measuring 11 feet 6 inches and the other 17 feet 6 inches, are spacious enough for a king size bed, dressers and chairs, and each feature remote-controlled shades. “The views, the high floor and the building amenities,



Photo: Brown Harris Stevens



including the parking garage, are the keys here,” said Louise Phillips Forbes, associate broker with Brown Harris Stevens. “And the location, with an abundance of shopping nearby, minutes to popular theaters, is in a prime hub for public transportation.”

### **7445 Driftwood Road, East Allen Township, Penn.**

Built on just over 48 acres in Lehigh Valley, 7445 Driftwood Road is a 14,133-square-foot estate about 90 minutes from Manhattan that lives like a resort, with a double-height, two-story porch with stone columns, and enough property for camping, hunting and hiking. On the market for \$3.3 million, the three-level, five-bedroom, nine-bathroom home, built in 2014 with locally sourced barn beams and set amid hills and meadows, includes an elaborate walkout lower level, accessible via a three-level elevator, with a home theater with tiered seating, radiant-floor recreation room with a wet bar, exercise room, steam shower, home office and a full bath, with glass doors that lead to the multilevel outdoor area with an outdoor kitchen and a television hookup. Outdoors, the home features an electronically controlled gated entry to the circular driveway, garaging for six vehicles and a whole-house generator, with a koi pond, stone waterfall and a gas fire pit.

“Given Pennsylvania’s tax advantages, this property offers real value to people accustomed to New York prices,” said Michelle Olson, sales agent with Carol C. Dorey Real Estate. “The owners have spent

more than \$4 million improving every aspect, from the security and the sound system to refinishing every bathroom. One half of the dual closet in the primary bedroom is like a department store — with a double-door entry, island, chandeliers and a separate closet just for gowns.”

### **12 Butler’s Island Road, Darien, Conn.**

Perched on a 35-foot stone bluff overlooking the Long Island Sound, 12 Butler’s Island Road is the second-largest property on the peninsula of Butler’s Island, also known as “The Rocks.” As part of Darien’s venerable six-mile-square Tokeneke private association of 280 homes made famous by Charles Lindbergh, who moved to the area in the 1940s for the privacy to raise his children, the seven-bedroom, eight-bathroom, stone-and-stucco home sits on a hill above the surrounding homes and is set in the stone quarried in the area and surrounded by stone terraces, landscaped walkways and the manicured lawn that leads to the infinity pool and private beach. Built as a fortress on 2.78 acres in 1950 to withstand the elements, the 8,500-square-foot slate-roof home, which underwent a multiyear renovation in the 1990s, still features dramatic westerly facing views of Long Island Sound.

The approach is also dramatic, passing through a stone courtyard and a koi pond to the foyer, which opens to the 42-foot ash wood-woven, barrel ceiling living room with a large marble



Photo: Houlihan Lawrence



fireplace, and to views through floor-to-ceiling glass doors and windows to the sound beyond. The kitchen and connecting family room lead to two terraces for dining or sunbathing, with the primary bedroom, also with a vaulted ceiling, and the guest suite at either end. In addition to the lower level, also with a marble fireplace and with a gym with a full bath and sauna, office and poker room, is the third-floor vaulted media room, billiards room and two more bedrooms.

Listing for \$10,990,000, the property is a 45-mile drive to Manhattan. “Because this is set high on a big piece of land, it offers a level of privacy that is difficult to achieve in waterfront properties,” said Becky Munro, sales agent with Brown Harris Stevens. “This is true multigenerational house, majestic but comfortable, with lots of options for in-laws and guests, including your own beach for swimming — a lot closer to the city than the beaches of the Hamptons, and vibrant all yearlong.”

## 22 Hampton Road, Scarsdale

Located in the prime Fox Meadow neighborhood of Scarsdale, 22 Hampton Road is a recently gut-renovated Tudor home, built in 1930 but completely upgraded and modernized from 2021 to 2022. The 8,895-square-foot, six-bedroom, seven-and-one-half bathroom home, near the highly rated schools and the town’s newly renovated library, train and shops, comes with three levels of the latest amenities, fully wired for sound throughout, with a custom home theater, gym,

**ABOVE:** 22 Hampton Road, Scarsdale

playroom, full bathroom and second laundry on the lower level. Highlights include five fireplaces, coffered-ceiling living room with 11-and-a-half foot ceilings, home office with colored glass windows, and a modern Bilotta kitchen with stone slabs, linear gas fireplace and television area. The outdoor space, with a newly installed pool and hot tub, includes a fire table, gourmet outdoor kitchen and an Italian slate patio.

The list price of \$6.8 million includes all new mechanicals, plumbing and electric, with a new gas-powered, full-house generator. “The homeowners built it for themselves, but then their plans changed, so it is a fully customized and a brand new renovation, with the finest of everything,” said Allison Block, sales agent with Houlihan Lawrence. “The renovation even included excavating the basement to make the ceilings higher — it was an extensive project. It doesn’t feel at all like a 1930s home at all inside — it’s modern but still beautiful inside as well as out.” ■