

THE MANHATTAN MARKET NOW

What's selling, where,
and for how much

LIVING IN NEW YORK

Co-ops, condos,
townhouses and more

FINDING THE RIGHT MORTGAGE

Which is best for you—
fixed rate or adjustable?

SELL FIRST OR BUY FIRST?

Tips to help you decide

2003: EDITION ONE

INSIDE

The guide to MANHATTAN RESIDENTIAL REAL ESTATE

Douglas Elliman

A PRUDENTIAL DOUGLAS ELLIMAN
REALTY COMPANY



AN INDEPENDENTLY OWNED AND OPERATED MEMBER OF THE PRUDENTIAL REAL ESTATE AFFILIATES, INC.



AT Douglas Elliman **WE NOT ONLY** KNOW **NEW YORK,**

WE ARE



NEW YORK

A great company is like a great city. There is a reason Douglas Elliman is the largest residential real estate firm in town: We are experienced, connected and committed to delivering outstanding service every single time. With this premier issue of **INSIDE**, we show you a selection of condominiums, cooperatives, townhouses and suburban homes from our collection of exclusively listed properties. We have included a market report, prepared in association with Miller Samuel, on the state of the real estate market to give you an idea of the value of your home and to note trends that may influence its value in coming months. Also included are articles that explain how to select from among mortgage options and to determine whether it is wiser to buy or sell first. **INSIDE** embodies the energy, promise, passion, elegance and character of the city that has been our home for 92 years.

And now, in joining forces with the largest residential real estate company on Long Island, Prudential Long Island Realty, we can provide service to you from Manhattan to Montauk.

Dottie Heumann *Jur*

MANHATTAN NEIGHBORHOODS

THE WEST SIDE

- Upper West Side
- Riverside Drive/West End Avenue Corridor
- Columbia Area
- Central Park West
- Lincoln Center
- West 50s
- Clinton

THE EAST SIDE

- Upper East Side
- Fifth Avenue/Park Avenue Corridor
- Central Park South
- Yorkville
- Carnegie Hill
- Lenox Hill
- Sutton/Beekman
- Midtown East/Turtle Bay

DOWNTOWN

- Union Square/Gramercy/Kips Bay/Murray Hill
- Flatiron
- Chelsea
- Greenwich Village
- East Village/Lower East Side
- Chinatown
- Soho/TriBeCa
- Battery Park City
- Financial District



Manhattan is an island oriented north-south with Central Park at the middle. The City is organized on a grid pattern: avenues run north-south, and streets run east-west. Street numbers descend toward the south (downtown). There are exceptions to these rules, and avenues sometimes end or change their names. The grid concept, however, is fairly regular throughout Manhattan north of Greenwich Village. Fifth Avenue, which runs along the east side of Central Park, is the dividing line between the East Side and the

West Side. Midtown is the area between 34th and 65th Streets. The basic grid structure of the streets ceases below Greenwich Village (at about 14th Street). The pattern is broken here because this area is the oldest part of the City, and the streets were developed in the 17th and 18th centuries in a random fashion. Below the Village, Houston Street marks the end of the numbered streets. Below Houston, streets are named.

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Douglas Elliman has an office near you in Manhattan or Long Island—and we are as close as your computer.

Creative Director

Ida E. Wolosky,
Douglas Elliman

Design

Two Twelve
Associates, Inc.

Editorial Photography

Bernd Obermann,
unless otherwise noted

Editorial Copy

Rosemary Ellis

Market Report

Information
Miller Samuel Inc.

MANHATTAN MARKET OVERVIEW

Our 10-year sales trend analysis of more than 68,000 properties tells you a lot

Being informed helps you make decisions with confidence; giving you the information you need is what Douglas Elliman's **Manhattan Market Report** is all about.

In this issue of *Inside*, you will find property listings divided into three groups: The **East Side**, the **West Side** and **Downtown**. At the close of each section, a market report will show you how prices for both co-ops and condos have changed in the area's neighborhoods over the last 10 years. This information can help you decide how to sell your apartment and where to look for a new one. Check the average sales prices; we have broken them out not only by neighborhood but also by apartment type and size. For more detail, look at the price per square foot, number of sales by neighborhood and other factors that will help you to make the smartest decision about when and where to buy or sell.

HIGHLIGHTED NEIGHBORHOODS

THE EAST SIDE

Upper East Side
Fifth Avenue/Park
Avenue Corridor
Sutton/Beekman
Midtown East/Turtle Bay

THE WEST SIDE

Upper West Side
Riverside Drive/West
End Avenue Corridor
Central Park West

DOWNTOWN

Union Square/Gramercy/
Kips Bay/Murray Hill
Greenwich Village
Soho/TriBeCa
Battery Park City

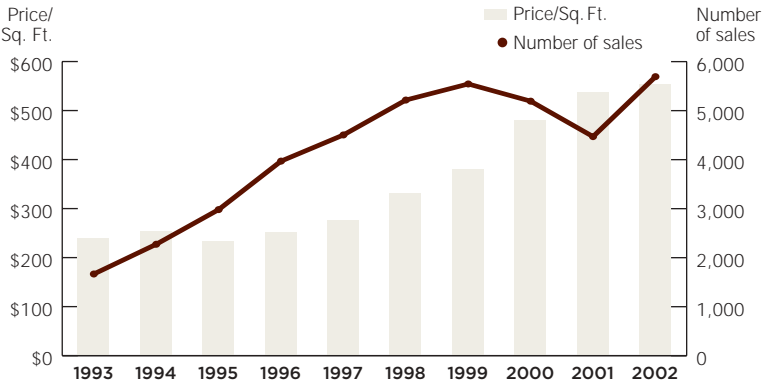
For additional data and analysis, please visit www.douglaselliman.com.

MANHATTAN CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$215,943	\$367,188	\$777,282	\$2,355,975	\$3,864,762	\$665,018
2001	231,530	361,686	795,549	2,349,076	4,224,872	705,888
2000	154,539	314,251	817,428	2,003,789	5,354,068	659,905
1999	130,151	243,582	626,042	1,641,745	3,707,330	486,506
1998	108,087	205,255	538,056	1,486,668	3,422,637	411,711
1997	109,544	174,499	458,705	1,202,646	3,139,585	424,365
1996	99,301	205,292	427,990	1,116,000	2,360,625	459,569
1995	99,913	161,450	415,283	1,070,731	2,215,417	436,825
1994	106,414	174,264	428,989	991,830	2,221,743	537,529
1993	99,774	164,246	425,481	962,432	2,159,652	571,082

PRICE PER SQUARE FOOT/NUMBER OF SALES

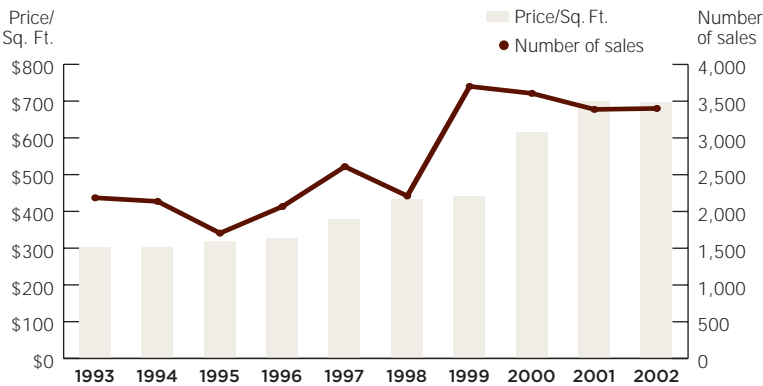


MANHATTAN CONDOS

AVERAGE SALE PRICE

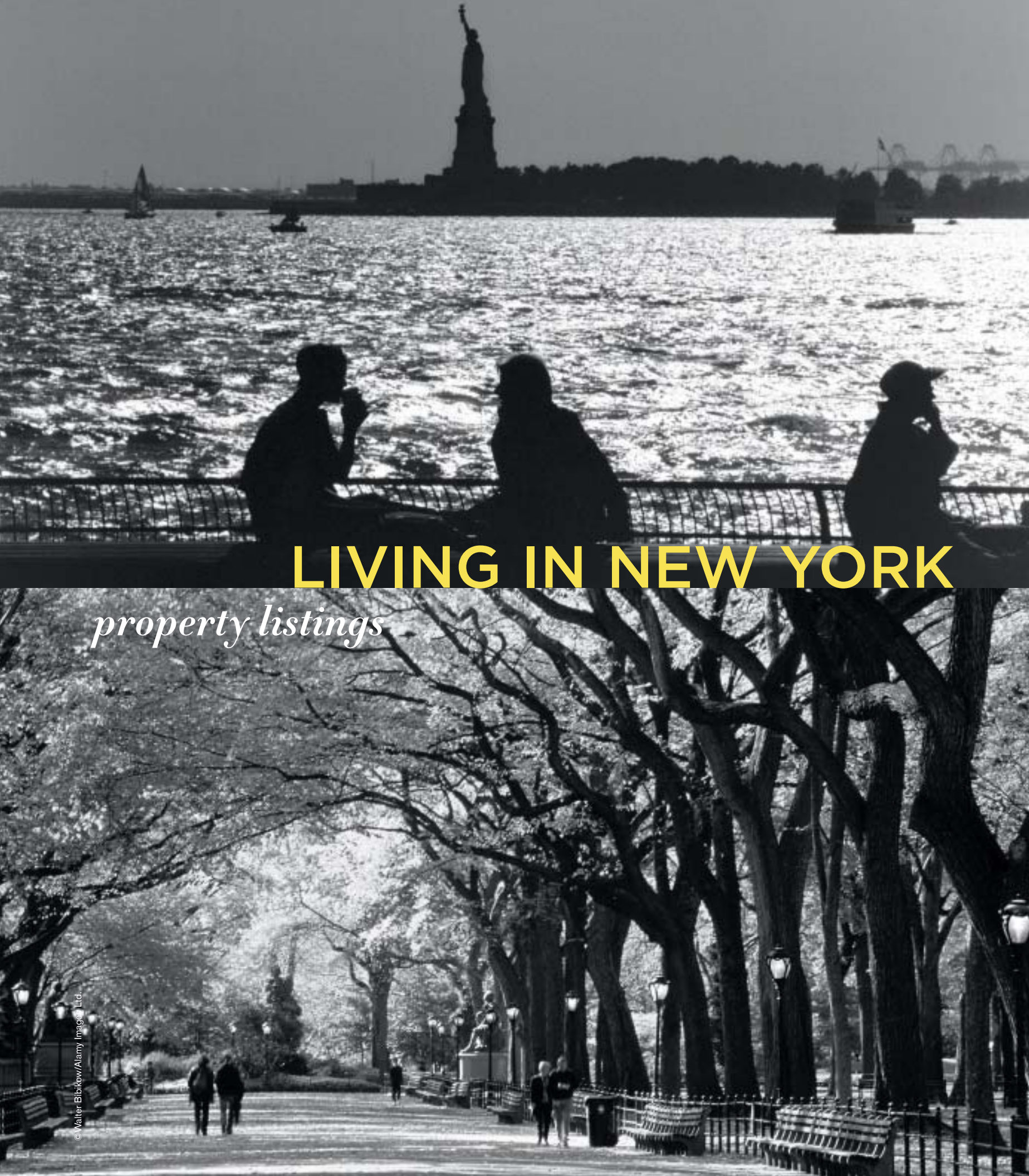
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$307,586	\$505,062	\$1,279,389	\$2,958,176	\$4,085,500	\$1,037,617
2001	283,711	489,226	1,194,835	2,499,255	6,450,715	1,039,586
2000	254,173	413,752	1,063,801	2,470,019	4,736,254	928,770
1999	267,732	331,275	808,770	1,738,426	3,097,308	582,847
1998	161,256	312,133	744,869	1,737,178	3,473,667	551,368
1997	173,390	267,689	646,863	1,555,856	2,277,596	489,228
1996	142,407	236,023	513,782	1,344,776	1,749,000	376,251
1995	120,175	228,437	504,985	1,223,952	1,928,125	374,608
1994	125,728	209,485	482,886	1,154,172	3,053,071	356,958
1993	142,267	208,131	461,585	1,215,498	1,503,900	357,827

PRICE PER SQUARE FOOT/NUMBER OF SALES



Manhattan Market Report information prepared by
Miller Samuel Inc. Real Estate Appraisers & Consultants





LIVING IN NEW YORK

property listings



THE EAST SIDE

living in new york

From its natural boundaries of Central Park and the East River, the East Side encompasses a sense of calm and refinement that is synonymous with traditional New York: Grand doorman buildings stand shoulder-to-shoulder with elegant mansions along Park and Fifth Avenues; graceful townhouses line tree-shaded side streets; sleek high-rises geared to young executives anchor the avenues. Here you'll find some of the city's richest cultural treasures—the Metropolitan Museum, the Guggenheim, the Cooper-Hewitt, the Frick, the Whitney—as well as world-class shopping along Madison Avenue. And some of the city's most idyllic and historic homes line Sutton Place's private park and the quiet streets of Beekman and Turtle Bay. But there is more to the East Side. In neighborhoods such as Carnegie Hill and Yorkville, families and young professionals enjoy some of the most comfortable living in the city, with access to excellent public and private schools. And the East Side opens on to the best of Central Park, from Wollman Rink and the Children's Zoo at the south end to the jewel-like Conservatory Garden at the north. To live here is to call one of the world's most metropolitan neighborhoods home.



East 75th Street • 70s off Park Avenue • 10 rooms • Sprawling family home flooded with light from 3 exposures. Entrance foyer leads to lovely expanse of living room, wood-burning fireplace and corner formal dining room. 4 bedrooms plus a cozy library, wood-burning fireplace, eat-in-kitchen with 2 maid's bedrooms and bathrooms make this the ideal environment for a growing family! • \$3,100,000 • Belinda Brackenridge/Nathalie Comfort • 212-891-7062 • web #550919



East 62nd Street • 7 rooms/2,300sf • See this Classic 7, Entertainer's Dream! in Manhattan's most desirable East Side location. Once featured in *Architectural Digest*, this 4 bedroom/4 bathroom family home offers gracious living with a spacious living room, formal dining room, windowed eat-in-kitchen, and marbled entry. The perfect setting for luxury living. • \$1,995,000 • Gail and Robin Greenbaum • 212-705-1089/917-696-1057 • web #549657



Fifth Avenue/60s • 3,000sf • Magnificently renovated pre-war penthouse with 3 planted terraces! Large living room with wood-burning fireplace and terrace, 26' formal dining room and gourmet eat-in-kitchen with terrace, paneled library with wood-burning fireplace and terrace plus 2 more bedrooms, 3.5 marble bathrooms, high ceilings with gorgeous moldings throughout. *One-of-a-kind!* • \$2,137/mo. maintenance! • \$4,995,000 • Pamela Nichols • 212-350-2232 • web #522515



“Springtime is the height of the selling season. The New York real estate market continues to be stable throughout current conditions. You need a broker who is experienced, knowledgeable, straight-forward and represents your best interests. If you are thinking of buying or selling, please call New York’s top broker.”

DANIELA KUNEN

EXECUTIVE VICE PRESIDENT

212-702-4081/212-410-4124

1185 Park Avenue/Low 90s • 8 rooms • This is a most elegant apartment! A classic entry gallery leads to a large living room with a working fireplace, formal dining room, 3 master bedroom suites, or 2 plus library. There is a spacious eat-in-kitchen plus 2 maids’ rooms. Four major rooms face Park Avenue while the rest faces a lovely garden. *Truly a classic.* • \$3,250,000 • Daniela Kunen • 212-702-4081/212-410-4124 • web #546702



Park Avenue/Low 90s • This magnificent home is located in one of New York’s leading pre-war cooperative buildings. An entry foyer leads into a large living room. There is a spacious formal dining room, 3 bedrooms, an eat-in-kitchen, and lovely maid’s suite. The apartment is situated on a high floor and 3 major rooms face Park Avenue and have lovely views! This home is in mint condition. • \$2,295,000 • Daniela Kunen • 212-702-4081/212-410-4124 • web #16476



Park Avenue/Low 80s • 6 rooms • This magnificent home has been totally renovated using the highest quality finishes! An entry gallery leads into a south-facing living room, dining room, state-of-the-art kitchen, two master bedroom suites each with luxurious bathrooms, a wonderful maid’s room and bathroom. This pre-war building is fully serviced and is in one of New York’s best locations! • \$1,850,000 • Daniela Kunen • 212-702-4081/212-410-4124 • web #552917



East 84th Street • Park Avenue/Lexington Avenue • 7 rooms • This charming pre-war home begins with a classic gallery leading into a large living room with a working fireplace. There is a formal dining room, 3 master suites, a wonderful family windowed eat-in-kitchen and maid's room. This unique property is zoned for P.S. 6, is in mint condition and faces south. *This home has it all!* • \$1,995,000 • Daniela Kunen • 212-702-4081/home 212-410-4124 • web #531824



Park Avenue • East 70s • 12 rooms • A private floor! A regal entry gallery leads into a large double-exposed living room with a working fireplace, there is an elegant formal dining room, a country kitchen, 4 master bedrooms plus library with another working fireplace, 3 maid's rooms plus servants' hall. *All 4 exposures on a high floor, sundrenched in a charming, white-glove small building.* • \$5,200,000 • Daniela Kunen • 212-702-4081/home 212-410-4124 • web #536674



East 88th Street • Madison Avenue/Fifth Avenue • 5 rooms • An entry gallery leads into a dropped, front corner living room with a working fireplace. There is a formal dining room, a windowed kitchen, 2 master bedroom suites/2 bathrooms plus a guest powder room. The apartment is on a high floor with south and east exposures and is in mint condition! *This beautiful apartment is very dramatic.* • \$1,750,000 • Daniela Kunen • 212-702-4081/home 212-410-4124 • web #522835



East 60s • off Fifth Avenue • Co-op • 5 rooms • This premier pre-war duplex is located in an exquisite elevator mansion built in the 1800s. On the first floor: a grand living room with a working fireplace, separate dining area, kitchen and powder room; upstairs: 2 bedrooms and 2 full bathrooms. The apartment has high ceilings and beautiful old world architectural detailing. *South facing—sundrenched!* • \$1,495,000 • Daniela Kunen • 212-702-4081/home 212-410-4124 • web #528329

THE EAST SIDE • CO-OPS



Park Avenue • Low 80s • 4.5 rooms • This charming pre-war home is located in one of New York's finest cooperatives. A classic entry foyer leads into a gracious living room with a working fireplace. There is a separate dining area, a windowed kitchen, and 2 master bedroom suites with 2 full bathrooms. The apartment is on a high floor. *Three rooms face Park Avenue with lovely views.* • \$925,000 • Daniela Kunen • 212-702-4081/home 212-410-4124 • web #552917



Park Avenue • Low 80s • 8 into 7 • This sunflooded pre-war, front corner home is in one of New York's finest locations! A classic foyer leads into a large living room with a working fireplace. There is a formal dining room, a country sized kitchen, 3 master bedroom suites and a maid's room. Three major rooms face Park Avenue. *The building is A-1.* • \$2,750,000 • Daniela Kunen • 212-702-4081/home 212-410-4124 • web #522149



Park Avenue/Low 90s • 7 rooms • This impeccable home begins with a huge entry gallery leading to a 26' living room with a working fireplace. There is a grand formal dining room, a family-sized eat-in-kitchen, 3 master bedroom suites with a private children's wing, and a wonderful maid's room. This home has been beautifully and recently renovated. *Lovely Views.* • \$3,000,000 • Daniela Kunen • 212-702-4081/212-410-4124 • web #539943



East 60th Street • 7 into 6 • Large loft-style apartment with fabulous entertaining space. Originally 3 bedrooms, dining and library but opened up to create almost 60' of living/dining/library all with southern exposure! Now 1 bedroom, library, 3 bathrooms, 2 wood-burning fireplaces and grand entry gallery. *Renowned apartment featured in several international design publications.* • \$995,000 • Sonya M. Dunham/Todd Marsh • 212-891-7030/212-891-7605 • web #544593



East 50s • 16 rooms • Eastside Gold Coast • Spectacular duplex in finest white-glove building with private driveway. Magnificent views, very high ceilings, many fireplaces, grand-scale rooms evoke European palace. Huge master suite with sitting room, numerous walk-in closets and spectacular bath. Ample staff quarters. Museum-quality restoration with state-of-the-art systems. • \$13,900,000 • George W. van der Ploeg • 212-891-7621

THE EAST SIDE • CO-OPS



Beekman Place • 1 bedroom/1 bath • Move right into one of Beekman's finest homes, renovated with new windowed kitchen with breakfast bar, bedroom has computer station, garden views, two exposures, wonderful pre-war detail with parquet floors and high ceilings throughout. Graceful living room features two seating areas with bookcases and decorative fireplace. Prestigious full-service building. • \$435,000 • Nancy Smith • 212-891-7787 • web #535293



East 77th Street • 1,500sf • Spectacular open city views from this penthouse with exposure to all directions. Two bedrooms/2 bathrooms with dining room in excellent condition. Can easily convert to a 3rd bedroom and not lose your dining. Windowed kitchen and bathroom. Full-service building with roof deck. P.S. 290 School, no pets, convenient to dining, shopping and transportation. *Sunfilled with views.* • \$900,000s • Elaine Tross • 212 891-7252 • web #522951



Park Avenue • 9 rooms • Stately yet comfortable rooms, ideal for a family or elegant entertaining. Apartment boasts pre-war detail, central air, washer/dryer, new windows, sound system, beautiful bathrooms and spectacular kitchen with banquette area plus many windows. *Exquisite residence, impeccably renovated to the finest detail.* • \$4,750,000 • Ann Macaluso • 212-650-4819 • web #522182



East 79 Street • off Madison Avenue • 4.5 rooms • Direct park and city views from all rooms of this spacious, mint-condition jewel of a home. Marble bathrooms, customized closets, handcrafted built-ins, molding throughout. *Designed for gracious living and entertaining.* • \$2,300,000 • Exclusive • Ellen Grabois Victor • 212-891-7015 • web #553344



East 67th Street/Lexington Avenue • 10 into 9 • Superb duplex. Mint renovation, south, west and east exposures, beautiful architectural detail. Large living room and formal dining room, family den, library, splendid custom eat-in kitchen, 4 master bedrooms into 3, 4.5 bathrooms, maid's room, powder room, laundry room, 4 wood-burning fireplaces. *For the discerning buyer!* • Exclusive • \$4,750,000 • Rebecca Steindecker • 212-891-7080/212-628-8057 • web #550545



East 65th Street • Park Avenue and Madison Avenue • 2,300sf/6 rooms • Elegant duplex in prime location! Gracious foyer with sweeping staircase opens to an oversized living room, beautiful dining room and wood-paneled library. Well appointed granite kitchen is fit for gourmet chef. Upstairs, two large, bright and quiet master suites, each with generous closets and marble baths. Great light throughout. Priced right. *Absolute perfection!* • \$1,850,000 • M. Dixon/T. Harper/B. Pfaff • 212-350-2215/212-350-2261/212-350-2260 • web #553995



50s East/Beekman • Large 1 bedroom • Distinctive old-world charm best describes this 850sf pre-war apartment with a new kitchen and bathroom. The classic details include: an entry foyer, 9' ceilings, an archway, a separate dining area, and an abundance of closets. This "South Gate" co-op distinguishes itself in service, security, and location. *Designed by Emory Roth.* • \$435,000 • Mary Anne Greene • 212-727-6141 • web #548258



East 60s/Third Avenue • 6.5 rooms/2,200sf • Meticulous renovation completed in 2002. This combination apartment features a large living room/dining room with open exposures from a high floor. The apartment has a chef's kitchen with stainless steel appliances and stone counter-tops, 3 bedrooms and family room, 3 new bathrooms with Waterworks fixtures, new bamboo wood floors and custom built-ins. *This apartment is total perfection!* • \$1,850,000 • Nancy Aryeh • 212-891-7160 • web #550597

THE EAST SIDE • CO-OPS



East 57th Street • 3.5 rooms • A very spacious and gracious 1 bedroom in one of the East Side's most centrally located co-ops. Dining area off kitchen is large enough to seat 8, generous closet space throughout and 1.5 bathrooms make this a real show stopper. The apartment faces south and east and is in excellent condition with a garage. *Bright open views.* • \$405,000 • Sonya M. Dunham/Todd Marsh • 212-891-7030/212-891-7605 • web #534899



Fifth Avenue/61st Street • 7 rooms • Fabulous home in one of New York's premier hotels, The Pierre. Living room, library, and master bedroom face the park with exquisite views along the entire front of the building. Huge formal dining room, 2nd bedroom with bathroom, full kitchen, powder room, maid's room. Full hotel services. *Prime property!* • \$13,500,000 • Exclusive • Rebecca Steindecker • 212-891-7080 or home 212-628-8057 • web #1081



East 62nd Street/Madison Avenue • 1,700sf • Live like a CEO in this sprawling and grand magnificent residence. Chef's kitchen, formal dining room and a master suite fit for a king all contribute to the allure of this prestigious home. Oversized rooms and plenty of closet and dressing space add a convenience that that would be tough to equal. All in full-service, white-glove building. • \$1,800,000 • Sonya M. Dunham/Todd Marsh • 212-891-7030/212-891-7605



Fifth Avenue/83rd Street • 7 rooms • Pre-war 7 rooms in full-service building. High floor views of the park and south from the living room with wood-burning fireplace and the master bedroom. Second bedroom or library, 2 maid's rooms, large eat-in-kitchen. *Very special home!* • \$3,150,000 • Exclusive • Rebecca Steindecker • 212-891-7080/212-628-8057 • web #7781



East 62nd Street/Madison Avenue • 3.5 rooms • Spacious 1 bedroom in ultra-luxury building in an ultra-luxury location. Apartment faces north with wide open views looking up Madison Avenue. Could you find a more central location? Dining area, large kitchen and lots of closets, including 2 walk-ins. Building delivers white-glove service and a garage. *Dressed to kill, priced to sell.* • \$595,000 • Sonya M. Dunham/Todd Marsh • 212-891-7030/212-891-7605 • web #548148



East 74th Street • 4.5rooms/1,450sf • Lovely, light, extremely spacious and open. The 31' living room and windowed kitchen face west to street. Two bedrooms face east to gardens, quiet, in very good condition. Also 2 bathrooms and dining alcove. Features: 8 closets—2 are huge, oversized windows through the wall air conditioning, dishwasher and the parquet floors are in excellent condition. Full-service building. *Top location. A rare find.* • \$715,000 • Nikki Scheuer • 212-724-9984 • web #550174



East 75th Street • Third Avenue and Lexington Avenue • 5.5 rooms • Escape to the extraordinary in this 20th floor sexy penthouse! Surround yourself with east and west open city views. Experience sunrises and sunsets! This 1,900sf interior features 3 bedrooms and 3 bathrooms. Offers design options. The 2 terraces total 600sf of exterior space. Full-service co-op with garage. *A rare find in any neighborhood!* • \$1,350,000 • Mary Anne Greene • 212-727-6141 • web #550760

THE EAST SIDE • CO-OPS



Fifth Avenue/72nd Street • 5.5 rooms • High ceilings, oversized living room and dining room, enclosed terrace, 2 master bedrooms/ 2.5 bathrooms. Full-service building, garage. No board approval. *Spectacular park views—New York's finest location.* • \$2,800,000 • Marilyn Abrams/Jeff Miller • 212-891-7051/212-891-7744 • web #539237



East 70s • off Park Avenue • 3 bedrooms/2.5 bathrooms • Sky-high home: 2 terraces, 3 bedrooms • Dramatic high floor duplex featuring 2 entertaining terraces. 30' solarium/library leads to formal living room and dining room. Brilliant sunshine all day from 3 exposures. Huge eat-in-kitchen with south windows. Mint. Luxury co-op with doorman and attended elevator. Priced correctly to sell quickly. *Very special and rare home.* • \$2,995,000 • Laura Gruber • 212-769-9881 • web #538933



East 70s • 3.5 rooms • This 850sf 1 bedroom apartment is located on an extremely quiet treelined block on the Upper East Side. It features open city views and is in mint condition. The living room is 29' with a flexible layout. Generous closet space. Washer/dryer on each floor, storage in basement, garage in building. Full-service building in best location. Maintenance \$780/Financing 65% • \$449,000 • Rande Coleman • 212-891-7018 • web #532842



East End Avenue • East 80s • Large 1 bedroom • A "sanctuary" or "floating on the river" best describe the mood and feeling in this junior 4 room with a balcony all overlooking the East River. Abundant light from early morning till evening shines in through large picture windows. This East End Avenue white-glove building features storage, an exercise room, a roof deck and 24-hour garage. • \$645,000 • Mary Anne Greene • 212-727-6141 • web #521675



East 96th Street • Carnegie Hill • Classic 7 rooms/2,000sf • Dreaming of great space, open views from every room, and everything updated and mint? This is the answer to your dream. This Classic 7 has a charming eat-in-kitchen, with top of line appliances, beautiful formal dining room, 3 masters, 3 full bathrooms and maid's room, high ceilings, French doors and beautiful wood floors. One block to park. Full-service, family-friendly building. • \$1,850,000/maintenance \$1,800 • Carole Keller • 212-650-4840 • web #548004



Fifth Avenue/83rd Street • 7 rooms/2,300sf • Grand and utterly sophisticated views of the Metropolitan Museum from this 6th floor gem! Herringbone floors, fancy millwork and grand archways are among the original details which have been preserved in this expansive 'Classic 6' whose size and double maid's rooms allows for a 3 bedroom configuration, or 2 bedroom plus study. Top full-service building. • \$2,500,000 • Scott Allison • 212-891-7142 • web #532468



Fifth Avenue/East 90s • Best 9-room buy in Carnegie Hill, this pretty home offers a spacious entrance gallery, 28' living room with wood-burning fireplace, paneled library, gracious dining room, family-sized eat-in-kitchen, 3 bedrooms, maid's room with bathroom and laundry. Watch the seasons change in the Park from this lovely Fifth Avenue pre-war co-op. Enjoy the exercise room and bring your pets. *Have it all!* • \$3,500,000 • Della Leathers • 212-891-7112 • web #541269

**"IT IS RIDICULOUS TO SET A
DETECTIVE STORY IN NEW YORK
CITY. NEW YORK CITY IS ITSELF
A DETECTIVE STORY."**

—AGATHA CHRISTIE

THE EAST SIDE • CO-OPS



Park Avenue • 11+ rooms • Magnificently appointed corner residence facing the Avenue. 5,000sf. Incomparable renovation consisting of 4+ bedrooms/6.5 bathrooms. Private master suite. His and hers bathrooms. 56' expanse of formal dining room and living room with wood-burning fireplace. Central air. Huge granite eat-in-kitchen. Private entry. Superb white-glove building. *Back on the Market!* • \$10,500,000/\$4,388 maintenance • Susan Sperber/Jeff Miller • 212-891-7068/212-891-7244 • web #3177



Park Avenue • East 80s • 7 rooms/approximately 1,715sf • Perfect family home. Ideally located in Carnegie Hill offering a large entrance foyer, living room, master and 2nd bedroom facing Park Avenue, 3rd bedroom facing west, eat-in-kitchen, 3 full marble bathrooms. This mint condition corner apartment on a high floor with open views provides great light and privacy. *A fine full-service building.* • \$1,399,000 • Elena del Valle • 212-891-7613/646-247-5558 • web #538158

20 Take a virtual tour at www.douglaselliman.com



Park Avenue • Rarely available grand 7 room home in fine Park Avenue prewar building. Ideal layout including a grand entry foyer, a massive corner living room facing Park Avenue and downtown Manhattan with a wood-burning fireplace and a large formal dining room. Separate sleeping quarters with 3 large bedrooms facing Park Avenue and a newly renovated corner windowed eat-in-kitchen. *Your classic Park Avenue home.* • Michael Shvo • 212-891-7700/917-841-4555



Park Avenue • Well-priced pre-war 6 in excellent doorman building. Approximately 1,800sf. Elegant living room with wood-burning fireplace, huge dining room/ library, large master bedroom, 2nd bedroom plus study or 3rd bedroom. Two bathrooms, spacious foyer, windowed dressing room, very high ceilings, hardwood floors, generous closets, washer/dryer, storage space. *Strategic location.* • \$1,250,000 • Lillian Kramer Wolf • 212-891-7016 • web #533039



Fifth Avenue • East 90s • 6 rooms • Beautiful classic 6 in elegant pre-war co-op! This lovely apartment features a living room with wood-burning fireplace, 2 bedrooms/2 bathrooms, dining room/family room and maid's room. Side park views from both living room and master bedroom! Herringbone floors, beamed ceilings, southern exposures, entry foyer and washer/dryer top off this wonderful home. • \$1,495,000 • Co-exclusive • Richard Ferrari/Drew Glick • 212-891-7628/212-891-7283 • web #521632



York Avenue • Stunning triple-mint 1 bedroom/1.5 bathroom with a raised dining room and fabulous river views throughout. Apartment also features a terrace with river views off the living room, modern kitchen (Sub-Zero refrigerator/Viking range), jacuzzi tub, walk-in-closets, and a washer/dryer. 24-hour doorman/concierge, health club and tennis courts in building. *Don't miss!* • \$650,000 • Jesse Temple/Andrew Markowitz • 212-891-7259/212-350-2276 • web #550470



Park Avenue • at 63rd Street • 8 rooms • Extremely desirable and elegant residence in very nice condition with sunfilled living room, formal dining room with wood-burning fireplace and library (all facing Park Avenue), master bedroom with his and hers bathrooms plus 2 bedrooms with bathrooms, new kitchen, marble entry gallery, and maid's room with bathroom. Apartment features grand major rooms for entertaining and lovely details throughout. Available furnished/unfurnished. *Paris in New York.* • Asks \$6,000,000 • Barbara Cardozo/Richard McTighe • 212-891-7001/212-891-7002 • web #550193



Park Avenue • East 70s • 12 rooms • This remarkable 12-room duplex features 3 bedrooms/5 bathrooms and public spaces ideal for entertaining with rooms of baronial proportions. The kitchen includes a glass-enclosed breakfast room with unobstructed vistas of the park. Two floors of wrap terraces offer city and park views unattainable from most homes on Park Avenue. • \$17,500,000 • Stephen Kotler, The Kotler Group • 212-350-8509 • web #4587



Park Avenue/80s • 5 rooms/1,800sf • Absentee owner says sell this grand duplex with oversized windows facing south and sunfilled. Beautiful winding staircase creates elegant entry with large living room and dining room, kitchen and powder room on first floor. Two oversized master bedrooms upstairs each with a bathroom, washer/dryer and plenty of closets for everything. Full-service, pet-friendly building. • \$1,175,000 • Debby Solomon/Lucille Corrier • 212-891-7013/212-755-2006 • web #10361



Park Avenue • at 57th Street • Approximately 2,200sf • Wonderful 3 bedroom apartment in top pre-war co-op on Park Avenue. Three marble bathrooms, great closets, high ceilings, bright. Excellent condition. Gym. Full-service doorman building. \$1,895,000. Can also be rented. • Marian Levitt • 212-350 8513 • web #531125



Fifth Avenue • 5 rooms/approximately 1,400sf • Move right into this beautiful 5-room apartment, prestige white-glove building in the mid 60s. Mint open, sunny and bright, large marble foyer leads to lovely living room providing excellent entertainment. Fully air conditioned, picture windows, fitted closets. Garage in building only \$300/mo. for tenants, perfect for couple, or second home. \$1,600 maintenance • Don't miss it, call for appointment. *Fifth Avenue chic*. • \$1,050,000 • Julia Camacho • 212-891-7023 • web #540010



Park Avenue • East 70s • 10 rooms • Superb sunfilled high floor, 10 rooms in finest pre-war prestigious Park Avenue building. Extraordinary entertaining rooms, fabulous original architectural details including paneled library, working fireplaces and high ceilings. Charming terraces—open south/east exposures, private floor. *Unique*. • \$11,250,000 • Marilyn L. Herskovitz • 212-350-2221 • web #527842



East 75th Street • off Madison Avenue • 4 rooms • Beautiful townhouse apartment with all original details. High ceilings, moldings, 1 bedroom plus den, 2 bathrooms. Spectacular 30' wide house, 2 wood-burning fireplaces, elevator to floor. One-of-a-kind property, perfect elegant living in best location and steps from Central Park. *Front row seat to Manhattan's best neighborhood.* • \$1,450,000 • Gail Bloom • 212-650-4831 • web #548446



East 75th Street • 3 rooms/750sf • The Larrimore: Large 3-room co-op with spacious living room (21'6" x 14'), large bedroom (17'9" x 11'), renovated windowed kitchen with granite counters and ceramic tiles, renovated bathroom with marble vanity, new parquet floors. Western and southern exposures, in full-service, 24-hour doorman building. *Pet friendly!* \$359,000/\$872 maintenance • Marsha Hanau • 212-650-4825 • web #537046



Park Avenue • at 71st Street • 9 rooms • Beautiful home in mint condition, with fabulous detail. Living room, library, formal dining room, 3 master bedrooms and huge eat-in-kitchen with breakfast area, washer/dryer, maid's room and bathroom. This fabulous apartment feels like a home in the country with open views to the west and north. Full-service building. *Bright and sunny. Rare opportunity!* • \$4,500,000 • Exclusive • Rebecca Steindecker • 212-891-7080/212-628-8057 • web #549950



Park Avenue • East 80s • 8 room into 7 • This is a spacious classic pre-war 3 bedroom, 3 bathroom family home. The gracious living room with wood-burning fireplace, faces Park Avenue as does the master bedroom. The apartment includes a large formal dining room, a renovated windowed kitchen with a large windowed breakfast room. The apartment also has a maid's room and washer/dryer. This full-service cooperative building is equipped with a gym, storage and pets ok. • \$2,795,000 • Marilyn Wexler • 212-350-2211 • web #530829



Tudor City Place • Large Maisonette with 2 bedrooms/2 bathrooms. Beautifully renovated space wrapped in windows, pets allowed, separate private entrance, possible live/work sundrenched space. Building has lovely garden, roof deck, elegant doorman lobby, storage and garage. 80% financing allowed—uniquely charming area in city, country-like garden feeling—“*a real neighborhood*.” • \$849,000 • Adrienne Cleere/Marjorie Gelfand • 212-891-7246/212-891-7671 • web #544403



Park Avenue • 3 bedrooms and library • Stately and elegant renovation of a 3 bedroom/4 bathroom home with huge family eat-in windowed kitchen invites you to move right in. The sprawling entertaining space includes an elegant living room with a wood-burning fireplace, formal dining room and library separated by formal French doors. The spacious master bathroom features a jacuzzi and separate steam shower. Closets galore! Sound system throughout. *Wonderful pre-war detail.* • \$4,600,000 • Nancy Smith • 212-891-7787 • web #10264



Park Avenue • at 90th Street • 7 rooms • The grand room proportions and pre-war details throughout make this sprawling mint 3 bedroom home a rare jewel! Outstanding features include a big entrance gallery, large living room with wood-burning fireplace open to huge formal dining room/family room, new chef's kitchen, 3 new bathrooms, washer/dryer, and maid's room. *Wonderful sunny layout. Gym in building.* • \$3,200,000 • Marcy Stein • 212-891-7091 • web #533883



Sutton Place South • 3.5 rooms • Where can you find a fabulous 1 bedroom/ 1.5 bathroom apartment, over 1,000sf in a top Sutton building that is gut renovated and has fabulous river views? Has gym, garage and low maintenance of \$700 includes utilities. • \$699,000 • Norma Hirsh/Mark Hirsh • 212-891-7036/ 212-891-7185 • web #21625



Sutton Place • 7 rooms/2,800sf • Rarely available 1920s Candela property with fabulous light and views of the Queensboro bridge, the Sutton townhouses, and the East River. The 7 rooms occupy an entire floor with 3 exposures. Gracious living and dining rooms, library, 2 bedrooms each with dressing room and bathroom create an elegant, spacious home in a prestigious building. • \$1,775,000 • Betty Daniels • 212-350-2214 • web #531147



Sutton Place South • The crown jewel! Indulge in striking river and city views through oversized new windows atop one of the city's most coveted prewar cooperatives and relax by wood-burning fireplace in grand step-down living room. Gorgeous renovation includes brand new designer's stainless steel kitchen with washer/dryer. Rarely available affordable luxury! Won't last. Priced right. • \$995,000 • Tristan H. Harper • 212-350-2261 • web #539571



Sutton Place • This classic 6-room home is located in the prime Sutton Place. The 2nd master bedroom is open for added entertaining space, but has pocket doors when needed for privacy. The beamed ceiling, hardwood floors, cook's kitchen, dining room, and large maid's room add to the beauty of the space. *Excellent light, townhouse and tree views complete this picture.* • \$1,250,000 • Linda Kohl • 212-891-7223 • web #541295



East 80th Street/Madison Avenue • 6.5 rooms/ 2,500sf • Dramatic duplex: grand high floor duplex in luxury building. Downstairs: a large open living room/ dining room each with balcony, windowed eat-in-kitchen with laundry, library or full 4th bedroom with bathroom. Upstairs: a large master bedroom with terrace and 2 bathrooms into 1 large master. Two additional master bedrooms and bathrooms. Parquet floors, great closets, dishwasher. *Excellent light and full city views.* \$1,750,000/\$5,100 maintenance • Marsha Hanau • 212-650-4825 • web #545164



Sutton Place South • East 50s • 6 rooms/2,100sf • Bright, beautifully renovated triple-mint home. Three bedrooms/3 bathrooms. Perfect space for living and entertaining, large living room with wood-burning fireplace, spacious bedrooms, windowed eat-in-kitchen, wine cellar, lots of closets, washer/dryer, private storage, luxury full-service building, pet friendly, priced to sell! *Space and views.* • \$1,595,000 • Karen Connolly/Michael Rosenblum • 212-891-7040/212-769-6541 • web #550131



Park Avenue • East 80s • 2,400sf • Bring the kids and your pet to this wonderful family "7" facing Park Avenue through huge picture windows. A very open floor plan makes entertaining a dream. New windowed kitchen adjoins maid's room with washer/dryer. Each bedroom has its own private bathroom and there is also a powder room. Abundant closets for everything. Doorman and elevator man. *Terrific home.* • \$1,995,000 • Debby Solomon • 212-891-7013/212-755-2006 • web #542357



“THE CITY MAKES UP FOR ITS HAZARDS AND ITS DEFICIENCIES BY SUPPLYING ITS CITIZENS WITH MASSIVE DOSES OF A SUPPLEMENTARY VITAMIN—THE SENSE OF BELONGING TO SOMETHING UNIQUE, COSMOPOLITAN, MIGHTY AND UNPARALLELED”

—E. B. WHITE

Fifth Avenue/82nd Street • 7 rooms • Elegant 2 bedrooms/2 bathrooms in top full-service building. Living room, formal dining room, beautiful eat-in-kitchen, guest room/maid's room. Totally renovated with sunny south exposures. *Fabulous find on Fifth!* • \$2,295,000 • Exclusive • Rebecca Steindecker • 212-891-7080/212-628-8057 • web #7666



East End Avenue • 9 rooms • Dream mansion • Huge, elegant and gracious space! Oversized gallery leads to 15' x 28' living room with south, east, west exposures and a balcony. Superb family-sized eat-in-kitchen, 4 master bedroom suites, 5th bedroom/office/maid's room. 5 bathrooms and excellent closet space throughout. Building has roof-top pool and garage. *This is a wonderful and very special home!* • \$2,895,000 • Marsha Mack-Frances • 212-650-4829 • web #554103



East 94th Street • 4.5 rooms/1,300sf • Total renovation and restoration of this oversized 2 bedroom/2 bathroom beauty in the Art Deco “Jewel of Carnegie Hill”. Generous dining space, a Clive Christian-style windowed eat-in-kitchen and many furniture quality built-ins throughout make this family and pet friendly home of 1,300sf a true gem. 24-hour doorman, low maintenance of \$1,208 and a serious seller. *Paris in New York...* • \$919,000 • Dennis Lambert • 212-769-6579/917-509-9669 • web #550912



Sutton Place South • Co-op • 2,500sf • Have it your way! Easy to combine, 2 apartments directly on the river. Offers a spacious and bright, new Chef's kitchen, fantastic views. Top Sutton building, garage, gym, building terrace on river. Low maintenance includes utilities. Can also be bought separately. *Opportunity knocks!* • \$1,750,000 • Norma Hirsh/Mark Hirsh • 212-891-7036/212-891-7185 • web #541454



East 81st Street • Co-op • 4.5 rooms/1,200sf • Spacious and lovely 4.5-room apartment has 2 bedrooms/2 bathrooms, dining alcove (could be 3rd bedroom), and balcony off living room. Closets galore in this quiet and peaceful corner apartment. Pet friendly, full-service 24-hour doorman building in choice Upper East Side location. 75% Financing, \$1,336 maintenance (including cable) *Hurry! This will not last!* • \$589,000 • Robin Gutterman • 212-769-6518 • web #552601



East 86th Street • This rambling, gracious 7.5 room apartment with unique architectural details features a wood-burning fireplace, high ceilings, 3 large bedrooms, eat-in-kitchen, good light, in good condition, and brimming with possibilities. P.S. 6, in built-to-be-a-co-op destination, pre-war full-service building. Can't be beat for value and cache. Low maintenance. • \$2,200,000 • Nan Schiff/Ed Blankenship • 212-727-6125/212-727-6128 • web #542213.



Fifth Avenue • East 60s • Prewar 8 • Sophisticated stylish value. • Stunning full-floor home boasts Central Park views, 4 wood-burning fireplaces, high ceilings, ornate carved moldings and rare European details. There is a 75' gallery to showcase your art, elegant living room, sunny formal dining room, windowed eat-in-kitchen, 3 bedrooms, handsome library with bookcases, office, laundry room, and 3.5 marble bathrooms. Magnificent doorman building in New York's most coveted location. Priced to sell. • Asking \$3,300,000 • Barbara Lockwood • 212-891-7218 • web #522469

THE EAST SIDE • CO-OPS

MICHAEL SHVO
EXECUTIVE VICE PRESIDENT
THE SHVO GROUP
212-891-7700/917-841-4555
MSHVO@ELLIMAN.COM
WWW.SHVO.COM



Fifth Avenue Penthouse • Top Fifth Avenue cooperative offers a unique private floor, 7-room penthouse with huge entertainment terraces overlooking Central Park. The home has been completely renovated and offers 3 bedrooms, a huge living room overlooking Central Park with large setback terrace and master bedroom with lavish master bathroom overlooking Central Park. Double size windowed eat-in-kitchen, formal dining room, renovated marble bathrooms and ample storage space. Top schools, shopping and houses of worship are within walking distance. *Terraces on the Park* • Only \$3,450,000 • Michael Shvo • 212-891-7700/917-841-4555 • web #54300



Fifth Avenue • New York City's celebrated designer has created a gracious entertainment space with full consideration of a family's need for comfort. This elegant home features a large gallery that opens onto an oversized living room and formal dining room. Huge windowed eat-in-kitchen with top appliances and finishes. Two large bedrooms with bathrooms are off to one side and a third bedroom or den is conveniently located on its own with a bathroom for total privacy. *Best Fifth Avenue address!* • \$1,750,000 • Michael Shvo • 212-981-7700/917-841-4555 • web #541906



East 56th Street • Park Avenue • Live at the Lombardy Hotel for complete attention 24 hours a day including maid service twice a day, room service and concierge. This beautiful 2 bedroom/2 bathroom home is sold fully furnished in tasteful traditional manner. Elegant living room with large open kitchen, mahogany cabinetry and granite counter tops. Can be rented on a nightly basis. *A great investment in the heart of the city.* • \$495,000 • Michael Shvo • 212-981-7700/917-841-4555 • web #28143



Sutton Place • Pristine oversized classic 8 into 6 room home in top Rosario Candela white-glove cooperative. Totalling over 2,500sf on a high floor with floor to ceiling windows, new eat-in-kitchen and central air conditioning. In true Candela style, all rooms emanate off the grand entrance gallery. Large paneled living room with a wood-burning fireplace, wood-paneled corner library, oversized master bedroom and new master bathroom, guest bedroom with private bathroom, wonderful closet space and a new powder room complete this gracious home. • \$1,850,000 • Michael Shvo • 212-891-7700 • web #530502



Third Avenue/70s • Best deal on Third Avenue • Top Upper East Side building features a 2 bedroom home just steps to entertainment, transportation, shops and schools. Large corner living room with great open views, sunfilled rooms with 3 exposures, massive master bedroom, many closets and new bathroom. Full-service building with full-time doorman, elevator operator, new gym, roof garden and terraces. • \$545,000 • Michael Shvo • 212-891-7700/917-841-4555 • web #554087



East 70s • Penthouse and terraces • Spacious penthouse apartment in top Upper East Side location. Large living room features floor-to-ceiling windows, a wood-burning fireplace and sweeping views of downtown Manhattan and the Empire State Building. Renovated windowed eat-in-kitchen and 3 bedrooms, including a huge master bedroom suite with a large marble bathroom and huge private setback terrace. No board approval. *Priced to sell.* • \$1,250,000 • Michael Shvo • 212-891-7700/917-841-4555 • web #548943



Sutton Place • Luxury • Completely renovated grand space with finest details and materials and no expenses spared including an Onyx entry foyer, huge windowed eat-in-kitchen with best appliances, granite countertops, custom cabinetry and laundry room. Three bedrooms including a double size master bedroom suite with dressing area and windowed marble bathroom. Immense living room with an oversized terrace, wood-paneled library and spectacular formal dining room. Southern, eastern and northern panoramic views! White-glove building with 24-hour doorman, concierge, elevator operators, pool, health club and garage. *Mint palace in the Sky!* • \$1,850,000 • Michael Shvo • 212-891-7700/917-841-4555 • web #530502



Beekman Penthouse • Magnificent 6 room penthouse offers sunny river and skyline views from every room. Perfect layout features master bedroom suite with oversized master bath and huge closets. Terraced corner living room and dining room, brand new cook's kitchen and 3.5 sumptuous marble baths. • \$3,695,000 • I. Dolly Lenz • 212-891-7113/917-885-9169 • web #556859.



Park Avenue • East 60s • 9 rooms • The ultimate elegance in top Park Avenue pre-war. Extraordinary design and details. Beautifully appointed, corner, high floor residence is ideally suited to both family living and grand entertaining. Incomparably renovated, the elevators open directly into a grand entry gallery leading to a huge corner living room with wood-burning fireplace. Grand formal dining room, English library, corner master bedroom with oversized bathrooms and guest bedrooms. A spacious kitchen completes this unique home. • \$5,500,000 • I. Dolly Lenz • 212-891-7113/917-885-9169 • web #555837



Fifth Avenue • East 80s • Top Fifth Avenue cooperative offers unique 7-room penthouse with huge entertainment terraces overlooking Central Park. The home has been completely renovated and offers a huge windowed eat-in-kitchen, formal dining room, huge living room overlooking Central Park with terrace and master bedroom with lavish master bathroom overlooking Central Park. There are 2 additional children's/guest bedrooms with renovated bathrooms. Top schools, shopping and houses of worship are within walking distance. • \$3,450,000 • I. Dolly Lenz • 212-891-7113 • web #543001



East 70th Street • Madison and Park Avenues • This elegant home features 8 grand rooms, high beamed ceilings, living room with wood-burning fireplace, oversized formal dining room, library, 2 master bedrooms, large kitchen and pantry and 2 maid's rooms with bathrooms. Wonderful light and views. • \$3,500,000 • I. Dolly Lenz • 212-891-7113/917-885-9169 • web#6145



57th Street/Park Avenue • Penthouse condominium home • Truly grand duplex penthouse high atop one of New York's finest buildings. Spectacular features include almost 7,900sf of interior space and luxurious terraces. Soaring double height living room, 5 master bedrooms, and staff quarters. *A unique New York home.* • \$7,900,000 • I. Dolly Lenz • 212-891-7113/917-8859169 • web #28786.



East 78th Street • Empire Condominium • A fabulous find. This huge 5 room home offers almost 2,000sf of luxury. Features spacious corner living room, formal dining room, great new kitchen, 2 gracious master bedrooms and closets galore. Top new condo offers every service and amenity: media room, dining room, health club, business center, and vast terraces. • \$1,695,000 • I. Dolly Lenz • 212-891-7113/917-885-9169 • web #542256.



I. DOLLY LENZ
EXECUTIVE VICE PRESIDENT
AND MANAGING DIRECTOR
212-891-7113/917-885-9169
DLENZ@ELLIMAN.COM
WWW.DOLLYLENZ.COM

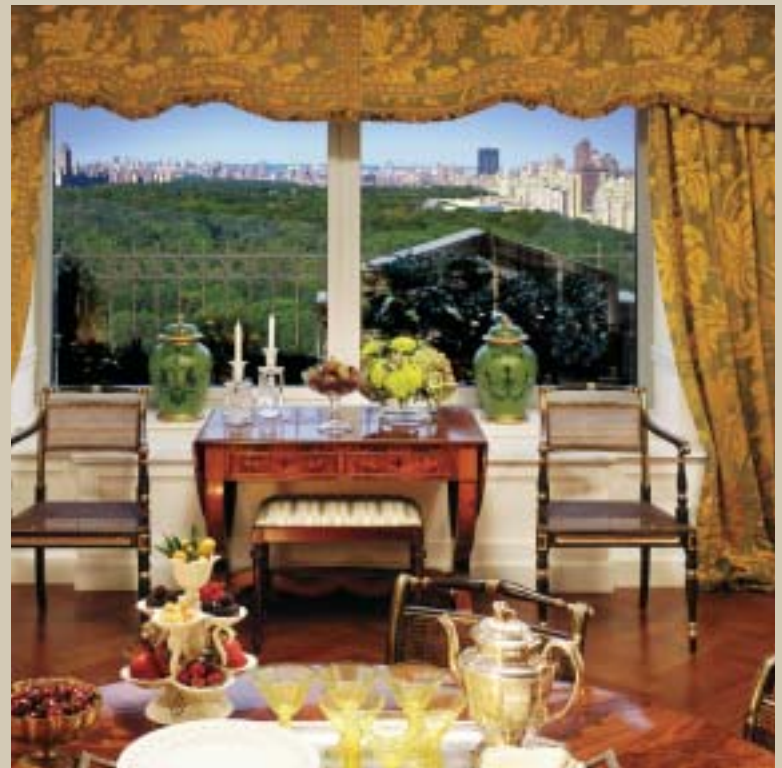
East 80s/Fifth • 10 rooms/5,188sf • Duplex penthouse, world class gem. Be on top of the world in this amazing Central Park, reservoir and New York skyline view home. Over 5,200sf wrapped in glass. Flexible space offers private landing, sumptuous living and rooms. Amazing eat-in-kitchen and breakfast room. Five master bedroom suites and 7 luxurious baths and terraces over Central park. *Priced to sell!* • \$15,900,000 • I. Dolly Lenz • 212-891-7113 • web #13130



Central Park South at The Ritz-Carlton • Long established as one of Manhattan's most distinguished addresses, 50 Central Park South commands unrivaled views from the midpoint of this celebrated street. Former home to the landmark St. Moritz Hotel, the building has undergone comprehensive renovation, with the upper floors rebuilt to create a limited collection of exceptional condominiums. These residences offer the most magnificent Central Park views found in all of New York, many featuring over 100 feet of frontage on Central Park. This is a truly

unique opportunity to customize your home, from 5,000sf to 20,000sf. and terraces overlooking Central Park. Full floors available. Prices start at \$11,000,000 • I. Dolly Lenz • 212-891-7113/917-885-9169

50 Central Park South is not owned, developed or sold by Ritz-Carlton Hotel Company, LLC. Millennium Partners (and their agents) use The Ritz-Carlton mark under license from The Ritz-Carlton Hotel Company, LLC. The complete offering terms are in an offering plan available from the Sponsor. File No: CD-00-0048



Owners will be indulged by every imaginable ingredient of luxury living including world-class amenities, spa and fitness center, five-star hotel services and the most sophisticated technological conveniences.

I. DOLLY LENZ
EXECUTIVE VICE PRESIDENT
AND MANAGING DIRECTOR
212-891-7113/917-885-9169
DLENZ@ELLIMAN.COM
WWW.DOLLYLENZ.COM

THE EAST SIDE • CONDOS



East 86th Street • Full high-floor condo • 10 rooms/4,300sf • Extraordinary family apartment in the much-sought-after Upper East Side. This home has wide-open views in all directions by day and dazzling romantic views at night. Six bedrooms/6 bathrooms plus an eat-in-kitchen plus family room easily accommodate a family in comfort and privacy. All of this is yours to enjoy in a full-service building with health club, pool and children's playroom. • \$3,000,000 • Donald Kohlreiter • 212-350-2225 • web #65380



East 54th Street • 6 rooms/1,650sf • Thirty-five stories above the world is a 3 bedroom/3 bathroom, private home made for you with incomparable city views. Features rooms of generous proportions, granite windowed eat-in-kitchen, washer/dryer, jacuzzi bathrooms sheathed in marble, moldings throughout, custom closets, central stereo system with home theater. Health club/pool. Call today for a private viewing. *Love is in the air* • \$1,595,000 • Marcos Cohen • 212-702-4078 • web #536322



East 69th Street • 6 rooms • This magnificent home is special in many ways. Perched on the 37th floor of one of Manhattan's premier condominiums, it offers unobstructed views of the city's skyline. There are 3 master suites/3 marble bathrooms, a spacious living room, formal dining room and granite eat-in-kitchen. Its 2 private, setback terraces are quite unique. All this plus many other fine details make it a true gem in the sky. *Trump Palace beauty!* • \$3,395,000 • Diego F. Plaza • 212-350-8521 • web #521978



East 64th Street • 3,000sf interior, 900sf exterior • This home includes a large terrace with 3 exposures and wonderful open views. The apartment is totally renovated, 3 bedrooms including a double master suite, 4 bathrooms, den, home office and laundry room. A gourmet eat-in-kitchen with many extras. The building is pet friendly, full service, health club, pool, valet parking. *Grand family condo.* • \$3,500,000 • Marilyn Miller • 212-891-7674 • web #547631



East 69th Street • Westbury • 6 room apartment, sunny triple mint condition, one-of-a-kind. Corner apartment. Grand gallery leads to large eat-in-kitchen, dining room, living room which faces Madison Avenue and 70th Street. Limestone town-houses make 70th Street feel like Paris. Two large bedrooms/2 bathrooms, 3rd bedroom/library and bathroom and powder room. Special concierge! Desirable building. *Near wonderful shopping, museums and restaurants.* • \$4,800,000 • Betsy S. Green • Off. 212-891-7067 or 917-868-8388 • web #552679



East 72nd Street • 2 bedroom/4 bathroom duplex home consisting of 6,488sf in award-winning Oxford Condominium Tower. Offers unparalleled 360° views of the New York skyline and the tri-state bridges, hi-tech security and privacy and the ultimate in custom detailing. Twelve foot ceilings, 22' x 14' gourmet chef's eat-in-kitchen, 32' master suites with marble slab bathrooms. Features a 53' terrace plus 5 large balconies. Key-locked elevator to private 41st floor landing. • \$12,000,000 • Larry Goldman • 212-350-2217 • web #534720



East 60s • East 60s • 5 rooms • Exceptional home ideal for the audiophile. Attention has been paid to every detail. Top-of-the-line cook's kitchen, marble bathrooms, steam shower, washer/dryer and endless California closets. White-glove building with outdoor pool, fitness room, garage and playroom. Low monthly charges. *Totally redone!* • Asking only \$999,000 • Bill Postrion/Lydia Balasny • 212-769-9871/212-702-4074 • web #550841



East 54th Street • 1,300sf • Fabulous condo with open south views in prime full-service building, large living room, 2 split bedrooms, windowed eat-in-kitchen with east views, 9' floor-to-ceiling windows, Equinox Fitness Club and garage in building, located in the most convenient location in Manhattan. • \$1,025,000 • Marie Bianco • 212-891-7083 • web #537804

THE EAST SIDE • CONDOS



East 70s • Madison Avenue and Park Avenue • 9 rooms/2,800sf • Family-sized condo. Beautifully proportioned and very spacious rooms grace 2,800sf. Presently configured as 3-4 master bedrooms/4 bathrooms, living room, formal dining room, eat-in kitchen with breakfast nook, oversized family room, office and laundry room, maid's room and bathroom which is located on another floor. Newly renovated with moldings and new hardwood floors. Building amenities include a wonderful roof garden, health club and storage bin. *A rare find on Madison Avenue.* • \$2,650,000 • Karen Bressler • 212-650-4821 or 917-445-1497 • web #530645



East 87th Street • The Gotham • 1,800sf • Spectacular 3 bedroom/3 bathroom family condo, sunny open east and north views, dining "L", pre-war feel, high ceilings, wall paneling. Granite kitchen with Sub-Zero refrigerator, washer/dryer, California closets, full-service building with children's play room, gym, sauna, steam room, large pool and much more. *Must see !* • \$1,550,000 • Branko Vujanic • 212-891-7066 • web #526571



East 94th Street • Park Avenue and Madison Avenue • 1,400sf • 2 bedrooms/2 bathrooms • Your lucky day! Grand and sunny home in Carnegie Hill's finest condo. Gracious gallery leads to oversized corner living and dining room with panoramic windows, beautiful floors and an inviting window seat. Painstaking renovation includes state-of-the-art kitchen, designer's bathrooms, great closets and more. Unsurpassed views, pre-eminent location, garage, roof deck. Hurry! Priced right. • \$1,100,000 • Tristan H. Harper • 212-350-2261 • web #18765



Central Park South • The Essex House • Live the glorious life in this fabulous 5-star hotel condominium located on Central Park South right in the heart of Manhattan. Various luxurious apartments for sale and rent offer sophisticated elegance with the finest amenities. Two restaurants, health club, spa, maid and valet services at your finger tips with theater, opera and ballet nearby. • From \$600s • Desiree J. Gould • 212-891-7137 • web #543897 and web #553686



East 65th Street • The Chatham • 3,000sf • Magnificent custom paneled 8-room panoramic Central Park and city view residence with 3 exposures. Brand new \$1 million renovation. Three bedrooms and library, 4.5 bathrooms, formal dining room, maid's room/office, view, eat-in-kitchen. White-glove building, spa, gym, garage. • \$5,850,000 • Susan Sperber/Jeff Miller • 212-891-7068/212-891-7744 • web #548610



East 70th Street • 3 bedrooms/2.5 bathrooms • 1,700sf • Exceptional duplex condominium with panoramic views and large outdoor space. Gracious floor plan with fireplaced living room, dining room with large planted terrace, entry gallery with lovely staircase, state-of-the-art kitchen, master bedroom with dressing room and terrace, 2nd bedroom, exquisite paneled library (3rd bedroom) and 2.5 beautiful marble bathrooms. *Traditional decor with one-of-a-kind details throughout.* • \$2,750,000 • Barbara Cardozo/Richard McTighe • 212-891-7001/212-891-7002 • web #53324



Fifth Avenue • East 80s • 6 rooms/2,128sf • This triple mint pre-war condominium has a beautifully proportioned entry foyer leading to a gracious living room, dining room and top-of-the-line European kitchen. Sunfilled, and elegantly laid out, this home offers 3 large bedrooms/3 full marble bathrooms, and extra closet space. *A rare opportunity to own in a white-glove building on Museum Mile, pets ok.* • \$2,950,000 • Stephanie Kanter-Weisberg • 212-891-7627 • web #551703



Fifth Avenue/60s • 10 rooms/5.5 bathrooms • Rare opportunity to own a pre-war condominium encompassing a full floor of a top building in one of the world's most prestigious locations. Wonderful park views from huge single pane windows, gracious layout, 4 bedrooms, library, formal dining room, 2 servants' rooms, huge kitchen, 5.5 bathrooms, wood-burning fireplace. *Lovely pre-war details.* • \$9,995,000 • James Rosenthal • 212-769-9842 • web #1232

THE EAST SIDE • CONDOS



Penthouse with terraces • One of a kind 21st century penthouse in the sky. Gargantuan 2 bedroom with a formal dining room, wet bar and 40' living room with 3 exposures opening onto a spacious south-facing terrace with a large hot tub, and a north-facing terrace with endless river views. Grand master suite with customized closet, oversized bathroom with jacuzzi tub and steam shower. Featured in *Home Theater Magazine* and perfect for entertainment and music lovers with top audio/video equipment. Panoramic southern, eastern and northern views of the East River and downtown skyline. • Michael Shvo • 212-891-7700/917-841-4555

MICHAEL SHVO
EXECUTIVE VICE PRESIDENT
THE SHVO GROUP
212-891-7700/917-841-4555
MSHVO@ELLIMAN.COM
WWW.SHVO.COM



Extra-large 2 bedroom • Panoramic views from this new 2 bedroom home. A 28' living room with unobstructed southern and western views of the Manhattan skyline that opens onto a large southern balcony. Gracious foyer, separate windowed dining area and large open kitchen. Two master bedroom suites, 2.5 marble bathrooms with a jacuzzi and separate shower. • Michael Shvo • 212-891-7700/917-841-4555



3 bedrooms • Spectacular high floor, best 3 bedroom layout with outdoor space and panoramic views of the Manhattan Skyline. Over 2000sf, this grand home features a large entry foyer, corner living room, separate dining room, 3 oversized bedrooms all with private marble bathrooms, a powder room and 2 Large balconies. Ample closet space and high ceilings. *Mint*. • Michael Shvo • 212-891-7700/917-841-4555



Flexible 3 bedroom • Large gallery leading into a corner living room and dining room with western, northern and eastern exposures. Two large bedrooms with a possibility for a 3rd bedroom or a den, 2.5 marble bathrooms and windowed kitchen with high-tech appliances and oversized window. High ceiling and floor-to-ceiling windows provide sunlight throughout the day and beautiful views at night. *Rarely available.* • \$1,450,000 • Michael Shvo • 212-891-7700/917-841-4555



Views • High Floor spectacular 2 bedrooms with separate dining room/3rd bedroom and 2.5 bathroom home. Equipped with a high-tech, oversized windowed kitchen, floor-to-ceiling windows, oak floors and high ceilings. The bathrooms feature elegant marble and beautiful hardware, master bathroom with a stall shower, bathtub and double sinks. Southern and eastern exposures provide sweeping views of downtown Manhattan, Queensboro Bridge and the East River. Best layout in the building. • \$1,625,000 • Michael Shvo • 212-891-7700/917-841-4555



Junior 4 • Rare Junior 4/Convertible 2 bedroom home on this high floor offers beautiful vistas from every room. Oversized living room with formal dining room or 2nd bedroom and floor-to-ceiling windows. Master bedroom suite offers a huge walk-in-closet and oversized marble bathroom with a separate tub and stall shower. *Priced to Sell!* • \$800,000 • Michael Shvo • 212-891-7700/917-841-4555

THE EAST SIDE • CONDOS



East 70s • Spectacular views from 30' of windows facing the East River and many bridges! Oversized living room and dining room with 2 large bedrooms and 2 marble bathrooms with jacuzzi tub, double sinks and separate shower. Top building offers full-time doorman, concierge, and garage. Top two floors feature an Olympic-sized pool, health club, children's playground and private lounge. *Endless river views* • Only \$795,000 • Michael Shvo • 212-891-7700/ 917-841-4555 • web #536457



Eastside • Condo in the clouds • The Corinthian Condominium offers a one-of-a-kind triple mint, renovated 7 room apartment, 3 large bedrooms, formal dining room and huge living room with 15 windows and panoramic views of the Manhattan skyline, Empire State Building, East and Hudson Rivers. Large renovated eat-in kitchen with separate maid's room and bathroom. 4 exposures and large balcony. White-glove building offers 24-hour doorman, concierge, free health club, sundeck, children's playroom, valet and garage. • \$2,200,000 • Michael Shvo • 212-891-7700/ 917-841-4555 • web #558647



Park Avenue • One of only a few prewar condominiums on Park Avenue offers a grand classic 6 room home. Complete with all the prewar details including very high ceilings with crown moldings, original hardwood floors, oversized square rooms, wood-paneled library and large entry gallery. Full service building just steps to Central Park, restaurants and all luxury shops. *Best New York City address* • Only \$1,800,000 • Also available for sale are one bedroom to full floor, four bedroom apartments from \$8000,000–\$6,000,000 • Michael Shvo • 212-891-7700/917-841-4555



Park Avenue • Ultra-luxury condo. • Panoramic views from every window in this 3 bedroom condominium on high floor soaring over Park Avenue. Spacious entry foyer leads to a 33' living room and dining room with 3 exposures and oversized windows. Wood-paneled library with a wood-burning fireplace and large windowed eat-in-kitchen. Double-size master bedroom facing Central Park with separate dressing area and a 5-piece marble bathroom. *Rarely available!* • \$1,900,000 • Michael Shvo • 212-891-7700/917-841-4555 • web #539916



Penthouse • Floor-to-ceiling windows in this very high floor penthouse corner apartment displays panoramic views of both rivers, Central Park, the Chrysler and Empire State Buildings and the Manhattan skyline. Two bedrooms, enormous loft-like living room and dining room, 2.5 marble bathrooms with jacuzzi tub, 12' ceiling heights, generous closets and windowed eat-in-kitchen with top appliances. *Never lived in!* • \$2,200,000



Grand oversized one bedroom with separate formal dining room, high ceilings and beautiful garden views. Beautifully decorated with custom moldings, large kitchen with granite counter tops and top-of-the-line appliances. Floor-to-ceiling windows, huge customized closets and 1.5 marble bathrooms are just a few features this property offers. *Garden views!* • \$989,000



Spectacular high floor, corner 3 bedroom with dining area and 3 marble bathrooms. Large entry foyer, oversized windowed eat-in-kitchen and master bedroom suite with large walk-in-closet, dressing area, jacuzzi tub and separate shower. *Endless river views!* • \$1,995,000

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EXECUTIVE VICE PRESIDENT
THE SHVO GROUP
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MARKET REPORT

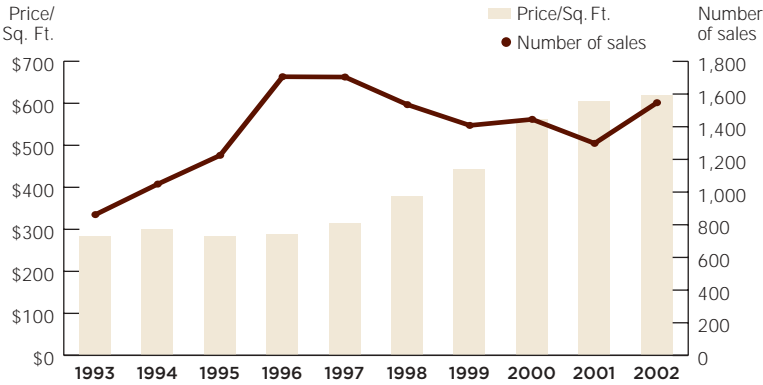
THE EAST SIDE

UPPER EAST SIDE CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$224,118	\$338,698	\$876,020	\$2,439,454	\$4,201,250	\$891,895
2001	176,557	325,488	834,183	2,524,496	4,240,868	854,628
2000	141,980	306,428	914,333	1,940,267	4,533,604	710,299
1999	117,727	230,862	678,080	1,800,903	3,924,932	692,229
1998	102,240	197,215	590,002	1,608,535	3,773,122	636,113
1997	104,037	166,390	516,774	1,240,598	3,444,203	589,269
1996	93,889	160,810	456,621	1,169,107	2,565,287	585,790
1995	97,339	164,126	450,045	1,107,459	2,528,731	583,712
1994	115,505	173,365	471,282	1,002,316	2,323,408	701,922
1993	120,280	168,172	445,675	966,727	2,332,010	712,725

PRICE PER SQUARE FOOT/NUMBER OF SALES

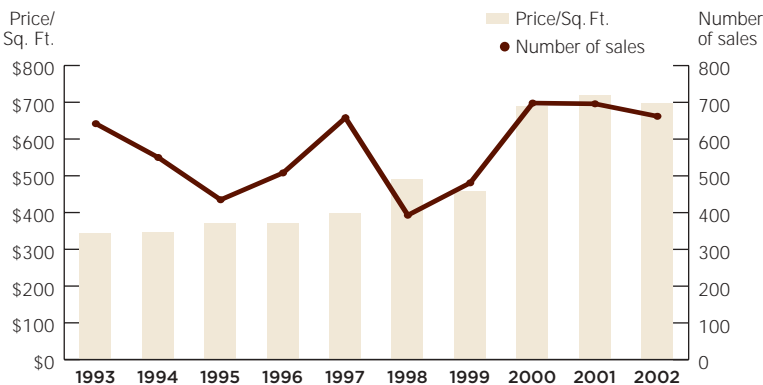


UPPER EAST SIDE CONDOS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$249,200	\$434,202	\$1,019,227	\$3,632,667		\$1,005,556
2001	288,264	433,166	1,101,201	3,135,799	\$7,392,861	1,029,993
2000	227,381	395,379	1,108,709	2,494,566	12,676,389	1,056,527
1999	186,299	316,915	732,856	1,711,091	2,378,000	612,527
1998	178,285	312,022	849,680	1,733,931	4,565,700	720,451
1997	146,226	260,241	600,557	1,612,260	2,032,523	567,967
1996	162,743	248,742	576,620	1,895,473	1,464,900	479,639
1995	141,746	236,329	619,113	1,359,013	2,196,642	503,299
1994	146,065	218,042	566,415	1,271,758	1,426,000	441,729
1993	153,208	220,320	521,109	1,404,916	1,483,937	456,742

PRICE PER SQUARE FOOT/NUMBER OF SALES

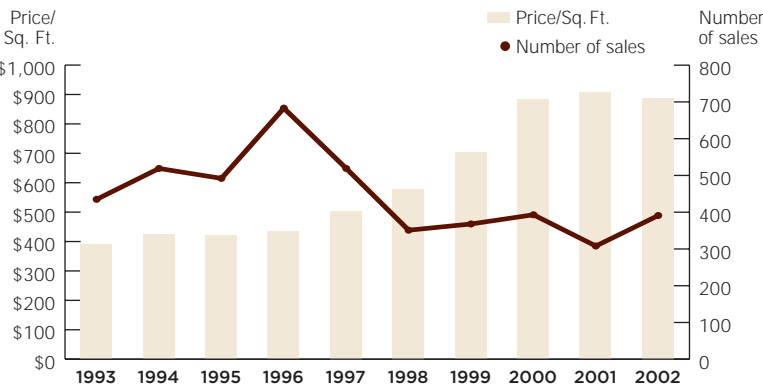


FIFTH AVENUE/PARK AVENUE CORRIDOR CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$442,700	\$397,091	\$1,302,148	\$2,827,977	\$4,967,000	\$1,752,664
2001	250,667	478,300	1,244,340	3,205,778	4,614,615	1,871,008
2000	154,000	504,810	1,307,129	2,442,517	6,558,334	2,002,353
1999	136,500	391,479	936,024	2,117,232	4,257,930	1,550,413
1998	93,571	275,408	817,842	1,788,700	4,328,477	1,290,590
1997	170,117	224,053	732,665	1,454,865	4,012,493	1,240,069
1996	114,382	242,307	632,052	1,304,187	2,751,506	973,774
1995	120,312	248,000	612,544	1,271,857	2,726,927	957,688
1994	155,208	241,948	600,105	1,110,103	2,516,917	1,006,500
1993	112,000	224,697	572,097	1,086,682	2,512,761	1,014,846

PRICE PER SQUARE FOOT/NUMBER OF SALES

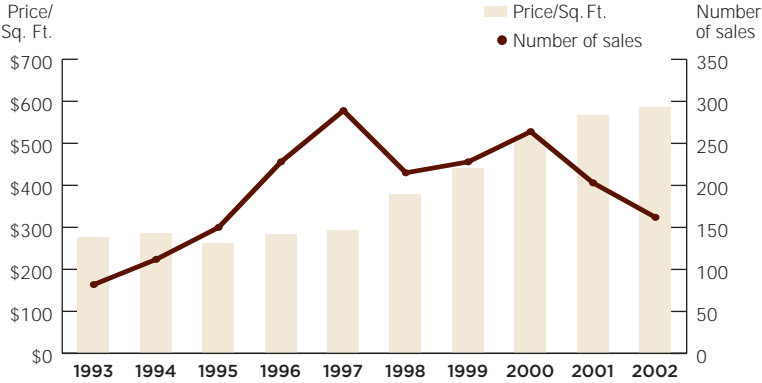


SUTTON/BEEKMAN CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$186,250	\$401,714	\$892,333	\$2,025,000	\$4,700,000	\$803,530
2001	197,137	360,981	838,842	2,640,426	3,657,500	737,248
2000	182,400	356,899	741,341	1,854,348	3,950,000	880,651
1999	139,121	296,723	681,195	1,542,556	7,150,000	608,781
1998	114,150	264,813	615,374	1,192,674	3,334,375	674,638
1997	104,464	205,737	444,697	928,828	2,219,000	426,384
1996	99,333	202,005	474,174	800,968	2,492,692	452,723
1995	115,400	199,920	410,980	1,185,183	2,513,750	445,023
1994	122,250	209,270	439,220	1,081,386	2,920,000	606,951
1993	97,500	178,600	424,424	1,184,500	1,762,500	508,461

PRICE PER SQUARE FOOT/NUMBER OF SALES

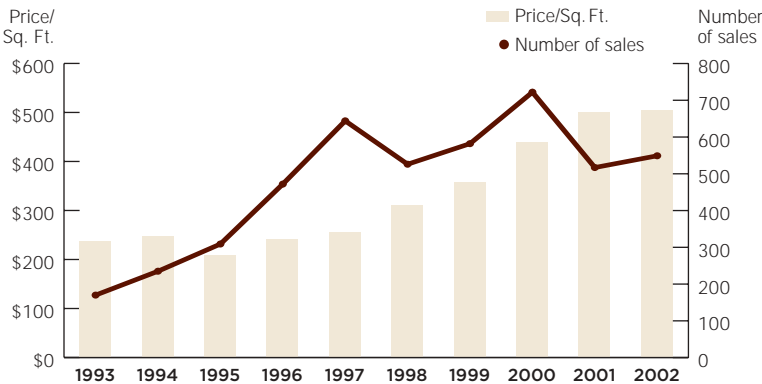


MIDTOWN EAST/TURTLE BAY CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$212,271	\$327,254	\$779,481	\$2,025,000	\$3,750,000	\$567,578
2001	191,703	335,667	755,790	2,898,389	3,028,750	550,329
2000	165,116	303,831	711,771	1,886,771	5,400,000	519,055
1999	137,985	250,901	623,280	1,505,328	4,788,667	405,127
1998	102,970	205,103	551,793	1,314,562	2,657,667	451,853
1997	100,513	182,638	425,689	1,014,172	2,219,000	343,884
1996	105,869	171,914	441,343	881,685	1,981,346	387,669
1995	103,166	163,737	419,708	1,060,081	1,802,600	399,659
1994	107,475	176,093	417,198	1,079,584	2,135,000	492,455
1993	126,000	162,493	413,649	1,108,222	1,281,666	446,359

PRICE PER SQUARE FOOT/NUMBER OF SALES

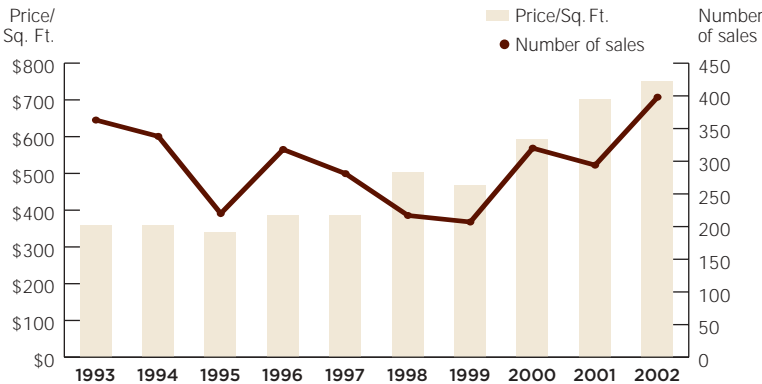


MIDTOWN EAST/TURTLE BAY CONDOS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$262,943	\$474,786	\$1,205,112	\$3,956,667	\$7,175,000	\$1,148,287
2001	274,580	510,883	1,237,682	7,912,000	13,500,000	1,030,001
2000	295,599	410,741	1,121,497	2,310,833	2,312,500	954,999
1999	190,049	386,837	932,676	1,665,000		561,680
1998	176,841	433,534	882,843	1,768,643	4,687,500	729,835
1997	150,728	291,472	633,206	2,267,857	4,900,000	491,539
1996	159,485	300,856	710,395	1,061,725	3,000,000	474,457
1995	117,301	275,103	685,628	950,000	2,525,000	409,414
1994	123,140	246,087	702,002	1,879,500	3,286,375	490,897
1993	135,019	273,365	686,367	980,142	6,000,000	472,199

PRICE PER SQUARE FOOT/NUMBER OF SALES





THE WEST SIDE

living in new york

Trendy young mothers point imported strollers toward the park, *lattes* in hand; the waiter who takes your brunch order may well have been in the *corps de ballet* you saw last night. Welcome to the Upper West Side, whose hip, friendly feel is fostered by its diverse mix of professionals, academics, artists, and families. Stretching between Riverside and Central Parks, with Columbus Circle as an anchor, the West Side's offerings are equally diverse: Culturally, it encompasses the Theater District, with nearby Clinton and the West 50s, as well as the performance powerhouse of Lincoln Center, which includes the New York City Ballet, the Metropolitan Opera, the New York Philharmonic, and the Juilliard School. Further up, you'll find the Museum of Natural History, the New York Historical Society and, eventually, Columbia University. Commercially, the triumvirate of Broadway, Columbus, and Amsterdam Avenues supply every imaginable type of boutique and restaurant, interspersed with bodegas and gourmet-food emporiums. Small wonder that, from massively elegant buildings that line Central Park West to restored brownstones on tree-lined side streets to high-rises on the avenues, the West Side's properties are among the city's most coveted residences.



West 72nd Street • Central Park West • 1,300sf • The Dakota • Unique and magnificent mint grand 1 bedroom with baronial 16' ceilings, 2 wood-burning fireplaces, sunny southern exposures, stunning large dining/kitchen, beautiful renovations, and lovely side park views through huge arched windows! *Rare and wonderful in historic Dakota.* • \$1,550,000 • Fay Robin • 212-769-9829 • web #522585



West 85th Street • 6 rooms • Brownstone living only better in restored 1908 rowhouse apartment. Owner/architects have spared no expense or attention to detail. Currently configured as 2 bedrooms/2 bathrooms, huge eat-in-kitchen, open living/dining room, large work area/office, plus family room/den. Third bedroom possible at low renovation cost. *Bright and full of charm.* • \$985,000 • Catherine Holmes • 212-769-9887/917-209-0800 • web #553223



“NEW YORK IS A CITY OF
CONVERSATIONS OVERHEARD,
OF PEOPLE AT THE NEXT
RESTAURANT TABLE
(MICROMETERS AWAY)
CHECKING YOUR WATCH,
OR PEOPLE READING THE
STORIES IN YOUR NEWSPAPER
ON THE SUBWAY TRAIN.”
—WILLIAM E. GEIST

West 70th Street • 2 bedrooms/2 bathrooms • Dazzling city, park and river views from the 42nd floor surround you from the moment you open the door and at every turn. Large balcony off living room. Beautifully tasteful renovation includes bamboo floors. Separate office area. Excellent storage. Well established co-op with solid financials. Full-service doorman building. *A Jewel!* • \$1,095,000 • Lucy Aceto/Richard Mortimer/Leigh Williams • 212-965-6017/212-769-6562/212-769-9810 • web #551490

Note: Square footage in all property listings is approximate.

THE WEST SIDE • CO-OPS



West 77th Street • Central Park West • 7.5 rooms/2,000sf • Live with the stars! Move right into this mint 7.5 room home in one of the Westside's premier full-service co-ops, on one of its special streets. Enjoy museum and park views from the living room and 3 bedrooms. Cook's eat-in-kitchen, formal dining room, 2 marble bathrooms and maid's room with full bathroom. Pre-war details, washer/dryer, wired for stereo, many closets and a storage bin in the basement. *A must see!* • \$2,500,000 • Liz Poons • 212-769-9815 • web #547661



West 79th Street • Off Riverside Drive • 7 rooms • Elegant sprawling 7-room home in early 1900s Beaux-Arts building. Double living room with decorative fireplace, dining room with wood paneling and stained glass window. Renovated kitchen, 3 bedrooms and office or maid's room. Three exposures, Juliet balcony. High ceilings. *Truly unique!* • \$1,750,000 • Natasha Sinkov • 212-769-9819 • web #551591



West 77th Street • Central Park West and Columbus Circle • 4.5 rooms/1,100sf • Very lovely 4.5 room apartment in beautifully maintained small pre-war co-op. This wonderful layout includes a large living room, generous dining space, a redone kitchen, 2 bedrooms/1 bathroom. All major rooms face south overlooking brown-stone gardens. Excellent condition and fantastic location across from the Museum of Natural History. • \$765,000 • Elizabeth Cantor • 212-769-6546 • web #553850



West 52nd Street • Midtown West Penthouse • 5 rooms/2,000sf total • Truly wonderful penthouse duplex in the heart of Midtown Manhattan. Soaring 11' ceilings, wood-burning fireplace, 2 beautifully renovated bathrooms, 2 bedrooms and family room or 3 bedrooms. One of the most spectacular private roof decks currently on the market. Wonderful southern exposure and open views. *Steps from all that New York has to offer!* • \$995,000 • Jim Testa/Clif Thorn • 212-769-6561/212-769-6538 • web #86110



West 67th Street • Historic block • 5.5 room Mezzanine • Boasting a vaulted ceiling and mezzanine study this 2 bedroom/2 bathroom is delightful in all design aspects. Choice hardwoods and working fireplace and oversized windows along with eat-in-kitchen add to this rare loft-style beautiful co-op. *The vision to create a special home in this unique pre-war building is truly met.* • \$1,985,000 • James Breslin • 212-650-4838 • web #549806



West 77th Street • Museum block • 2 bedrooms • Enter your exquisite penthouse home with 10'+ ceilings and exposed brick walls. Sunfilled with open northern light. Private tranquil terrace. Upstairs are 2 bedrooms with wonderful pre-war details. Possibility to add on additional space. Low \$995 maintenance. *Brownstone lover's dream fulfilled.* • \$715,000 • Gary Kabol • 212-769-9826/ 917-617-1440



Central Park West • 7 rooms • Direct park views! Magnificently renovated 8 room converted to a lovely 7 room with no detail overlooked. Enjoy luxurious modern conveniences with pre-war charm. Includes central air conditioning, New York City's best chef's/family kitchen, 3 bedrooms and office/maid's room. The dining room opens to a double-wide living room with stunning park views. Full-service building. *A gem!* • \$2,900,000 • Vickey Barron • 212-650-4837 • web #541809

THE WEST SIDE • CO-OPS



West 87th Street • Beautiful elegant 4-room home in a pre-war doorman building with roof garden. High ceilings, gourmet kitchen with cherry wood cabinets and stainless steel appliances. Lots of pre-war detail: French doors, moldings, oak floors. • Priced at \$599,000 with \$918 maintenance. • Natasha Sinkov • 212-769-9819 • web #551970



Central Park West • Stunning views of Central Park and the New York City skyline from this pristine 2 bedroom/1.5 bathroom home! Corner living room overlooking Central Park in all it's splendor. Mint chef's kitchen with all Viking appliances. Master bedroom with gorgeous park views. Lovely 2nd bedroom with delightful half bathroom. Perfectly crafted pre-war home with wonderful detail—a dream! • \$940,000 • Pamela Huson • 212-891-2257 • web #548023



Central Park West • 92nd Street • Ardsley • 7.5 rooms/2,600sf • Incredible space and views smack on the park, complete with 7 bold and huge rooms, 3 large bedrooms/3.5 bathrooms, significant gallery bracketing huge living room and dining room, maid's room, butler's pantry and renovated kitchen, 3 exposures, washer/ dryer and private elevator landing. Premier white-glove building, low maintenance. • Asks \$2,995,000 • Nan Schiff/Ed Blankenship • 212-727-6125/ 212-727-6128 • web #550580



West 86th Street • Classic 6 rooms • Rarely do you find such a perfect combination of space, beauty and location. Situated only steps from Riverside Park, this classic family home has it all. The gracious layout features 2 large bedrooms/ 2.5 bathrooms, as well as a generously sized maid's room. *Beautifully renovated throughout—you'll adore this sun-flooded home!* • \$1,250,000 • Jamie L. Goff/Gary W. Hilborn • 212-769-9833/212-769-6519 • web #552161



West 84th Street • Unique pre-war duplex • 8 rooms/2,800sf • Rarely do we find an apartment that feels like a true home. With no expense spared this home features a spectacular chef's windowed eat-in-kitchen, 2 decor fireplaces, herringbone floors, 9.5' ceilings, elegant pre-war detail and exquisite architectural renovation. A wonderful layout of 3 bedrooms plus maid's room, living room, formal dining room, and den. *Sunfilled.* • \$2,795,000 • Kym Spiegel • 212-650-4811 • web #542170



Riverside Drive • Hudson Penthouse • 5 rooms with a wrap terrace • Superb penthouse apartment beautifully renovated inside and out. Triple corner exposure with magnificent views in all directions, including the Hudson, the George Washington Bridge, the Boat Basin and the Manhattan skyline. Grand corner living room with wood-burning fireplace and 10.5' ceilings, dining room, 2 master bedrooms/2 full bathrooms, cook's kitchen. Fabulous wrap terrace completes this unique offer. • \$2,200,000 • Jeff Feuer • 212-769-9806 • web #520851



Riverside Drive • 80s • 8 into 7 • Three terraces and sparkling river and city skyline views in this triple mint 3 or 4 bedroom apartment. With sunlight all day, it boasts a gorgeous living room and master bedroom with a double-sided wood-burning fireplace, formal dining room, eat-in-kitchen, 2 separate bedroom wings, 3 bathrooms, picture windows and wall-through air conditioners throughout, herringbone floors, closets galore all in top landmark full-service pre-war co-op. *Sublime Penthouse!* • \$3,495,000 • Louise Matisoff • 212-769-9814 • web #533854



Riverside Drive • Three bedrooms/3 bathrooms • This spectacular pre-war family home features breathtaking river and park views, 2 large bedrooms, maid's room (works well as 3rd bedroom), 3 full bathrooms and tons of details. Three bright exposures—west, south and east—offer fantastic views of the Hudson River, Riverside Park, and the majestic Manhattan skyline. • \$1,495,000 • Jamie L. Goff • 212-769-9833 • web #543333

THE WEST SIDE • CO-OPS



Riverside Drive • 5 rooms/1,600sf terrace • Riverside Drive • Elevator opens right into your penthouse oasis. This sunny and unique double-corner apartment perched high above the Hudson has sweeping views of the river, George Washington Bridge and Midtown Manhattan. 1,600sf of glorious entertainment terraces. Renovated two bedrooms, formal dining room, two bathrooms, living room with wood-burning fireplace, high ceilings. Top Riverside Drive pre-war building. • \$1,795,000 • Jeff Feuer • 212-769-9806 • web #532436



Central Park West • 6 bedrooms/5.5 bathrooms • Forget everything you've seen. Never before has there been such a marriage of contemporary and classic design in one beautiful home. Over 90' of windows frame a magnificent view of Central Park and sunny west-facing terrace completes this spectacularly renovated residence. *All of this in one of the city's most sought-after pre-war co-ops.* • \$13,750,000 • Jamie L. Goff • 212-769-9833 • web #522764



Central Park West • Grand San Remo • 6.5 rooms • As you enter the 22' gallery of this breathtaking "Classic 6", and gaze at the nearly 30' living room, you are reminded of why this is the "Jewel" of Emery Roth. Soaring ceilings, rooms that are lavishly proportioned, pristine original bathrooms with glorious "San Remo" tiles, 2 bedrooms, a maid's room, endless closets, a gym, and it's yours! • \$2,650,000 • Helen Arden • 212-891-7792 • web #551038



West End Avenue • West 70s • 5 rooms/2,000sf • Magnificent one-of-a-kind penthouse overlooking the Hudson River. Offering a grand-scale living room with 3 exposures, 2 bedrooms/2.5 bathrooms, as well as 2 fabulous terraces with river, park and city views. Very sunny, bright and private. All this in a full-service white-glove building make this a rare and special home. • \$1,995,000 • Katherine Gauthier • 212-769-9832 • web #539873



Central Park West • Magical Penthouse • The spectacular castle-like multi-story tower penthouse of the Eldorado, has 4 sensational terraces, a wood-burning fireplace, magnificent old world details, and unparalleled heavenly 360° views of the reservoir, park, the city, the bridges, and beyond! *Unique and beautiful!* • \$4,795,000 • Fay Robin • 212-769-9829 • web #533402



Central Park West • at 68th Street • Enjoy stunning park and city views from this 17th floor 1 bedroom apartment! Sunny southern exposures grace this home which features 1.5 renovated bathrooms, excellent closet space, generous room sizes and a balcony to enjoy the view! All this in a great co-op, ideally situated on Central Park West and 68th Street! • \$945,000 • Richard Ferrari/Drew Glick • 212-891-7628/212-891-7283 • web #531364



Central Park West • West 60s • 6 rooms/3 bathrooms • Mint condition. "Classic" 6-room home with wonderful light and open exposures from all rooms. Gracious central foyer layout. Oversized rooms include: 27' living room; 20' formal dining room; two 18' bedrooms; new wood and granite kitchen; maid's room. Three beautiful bathrooms. Wood-burning fireplace. High floor. Top full-service pre-war co-op. *Great location!* • \$1,995,000 • James Rosenthal • 212-769-9842 • web #543347



West End Avenue • Top Floor "Classic 6" • 6.5 rooms/approximately 1,800sf • Incredible light in every room in gracious pre-war features grand-scale living room, formal dining room, 2 master bedroom suites with renovated bathrooms, sunny eat-in-kitchen, washer/dryer, and maid's room with bathroom. Apartment also has opportunity to own the roof rights to create a penthouse duplex in top full-service building. *Truly a rare find at a great price!* • \$1,395,000 • Richard Geiringer • 212-769-9847 • web #541315

THE WEST SIDE • CONDOS



West 66th Street • Central Park West • 6 rooms/2,240sf • “Loft-like” stunning condo—so New York! Showstopper! Sleekly renovated to triple mint perfection. Fabulous light from 4 exposures with Central Park views. Private full floor (originally 7 rooms), 2 bedrooms/3 marble bathrooms, 2 balconies, washer/dryer, exquisite lighting. *Perfect for entertaining!* • \$2,395,000 • Susan Sperber/Kathleen J. Latham • 212-891-7068/212-891-7064 • web #539995



West 45th Street • Hell's Kitchen • 2 bedrooms/2 full bathrooms • Wonderful open kitchen, dining/living room meant for entertaining with quiet garden views and great light. If that wasn't enough, this condo unit has big closets, hardwood floors and is priced to sell immediately. Don't wait! These condos rarely come on the market and trade quickly. *Hot Hell's Kitchen neighborhood.* • \$549,000 • Jim Testa/Clif Thorn • 212-769-6561/212-769-6538 • web #551641



West 57th Street • Perfect pre-war condo • 7 rooms/2,700sf • Sprawling 3 bedroom/3 bathroom home on the top floor of a beautiful pre-war condo. Gracious entry foyer leads into a 28' x 19' living room with sun-filled views south. Completely renovated with lots of pre-war detail, high ceilings. Gourmet eat-in-kitchen, formal dining room, central air conditioning. Conveniently located near Carnegie Hall, Central Park, shopping and transportation. *Truly a unique home in a very desirable pre-war condo!* • \$2,595,000 • Iva Spitzer • 212-769-9827 • web #550752



Central Park West • 6 rooms • Heart-stopping views, reservoir, park, city. Wrap terrace. Exquisite private floor. Two bedrooms/2.5 bathrooms and library, formal dining room, with eat-in-kitchen, washer/dryer. Every room outside with dazzling views. A great white-glove condo building. Herringbone floors, beautiful moldings. Master bathroom with jacuzzi. Fabulous gym and playroom on site. Four exposures. • New price \$2,975,000 • Susan Sperber/Jeff Miller • 212-891-7068/212-891-7744 • web #535415

THE WEST SIDE • CONDOS



West 53rd Street • Midtown Avenue/Fifth Avenue • Museum Heist! This rarely available combination apartment at the renowned Museum Tower boasts 3,500sf of spectacular park facing views in Midtown's premier luxury condominium. 3-5 bedrooms/3.5 bathrooms, formal dining room, wet bar, marble floors. All just steps from Fifth Avenue, the Park and MoMA. *Discriminating Buyers... You've Arrived.* • \$4,950,000 • Karen Giaquinto/Rick Kelly • 212-727-6132/212-727-6155 • web #542092



West 57th Street • Carnegie Hall • 12 rooms/5,500sf • Pre-war condo • Rarely does an opportunity exist to create a home of this scale and splendor. The ball-room proportions of the living room include 20' vaulted ceilings with sun flooding the room from the south facing a 2,200sf terrace. Two wood-burning fireplaces, a gourmet eat-in-kitchen, central air conditioning and a private elevator entrance. Four bedrooms/5 bathrooms, formal dining room. • \$5,995,000 • Stephen Kotler/Iva Spitzer • 212-350-8509/212-769-9827 • web #166903



Central Park West • Condo in the Sky • On the Park. Full floor 4 bedroom home with formal dining room, double sized corner living room on high floor. Oversized wrap windows, 4 exposures and breathtaking views looking at downtown Manhattan, the Hudson River and Central Park. Exquisite finishes including chef's kitchen with top-of-the-line appliances, 4.5 marble bathrooms, walk-in-closets and cherry wood floors. New white-glove building with full-time doorman, concierge, children's play room, health club. • \$5,495,000 • Michael Shvo • 212-891-7700/917-841-4555 • web #170036



West 57th Street • Elegant pre-war condo. • 6 rooms/2,400sf • Two double-height rooms with crown moulding and 2 fireplaces. Three bedrooms/3 bathrooms. Large new eat-in-kitchen. Windows in excellent condition. • \$2,450,000 • Linda Stein • 212-650-4807 • web #550891



West 72nd Street • 1,892sf • Rarely available 3 bedroom/3 bathroom home at the Alexandria Condominium. Bright city views from 3 exposures. Spacious corner living/dining, windowed kitchen with Sub-Zero refrigerator and other top grade appliances, herringbone floors, 10' ceilings, huge California closets, custom sound system and a balcony! White-glove building with gym • \$2,400,000 • Glenn J. Minnick/David W. Cooper • 212-727-6159/212-727-6152 • web #552732



West 56th Street • 5.5 rooms • You will be captivated by breathtaking sunsets from the 845sf landscaped terrace. This spectacular high floor designer-renovated duplex offers a large master suite and second en-suite bedroom, new chef's kitchen, high ceilings, dining area, and a spacious living room. From every room you will encounter dramatic river and city views with brilliant all-day sunlight. Steps away from Central Park, this is a luxurious full-service condominium, convenient to all amenities. *Offers a rare and coveted New York experience.* • \$2,395,000 • Patricia Vance • 212-350-8576 • web #543032



Central Park West • 3,054sf • Spectacular 3-bedroom home with full view of Central Park in the 5-star Trump International Tower completely renovated with state of the art audio/video system and Crestron Technology. The moment you step inside you feel the warmth and comfort of a fine luxurious home. Large 2 room master bedroom suite with his and hers bathroom. Offered furnished. • \$6,750,000 • Joe Wagner • 212-891-7156



Riverside Boulevard • 6 rooms • This high-quality condominium has it all! Direct river views from a very high floor hanging over the river. A classic entry foyer leads into a double-exposed living room and dining room. There are 3 master bedroom suites—each with a bathroom. The kitchen is state-of-the-art. Beautiful built-ins and many more extras. *Beautiful!* • \$1,795,000 • Daniela Kunen • 212-702-4081/ home 212-410-4124 • web #545366

THE WEST SIDE • CONDOS

“NO ONE SHOULD COME TO
NEW YORK TO LIVE UNLESS
HE IS WILLING TO BE LUCKY”

—E. B. WHITE



Riverside Boulevard • West 70s • Trump • 5.5 rooms/1,800sf • Breathtaking city and river views from this 35th floor home. Many top-of-the-line upgrades including solid mahogany doors, paneling and tasteful built-ins. Windowed kitchen and corner dining room, a huge master suite, spacious guest rooms, 3 marble bathrooms and generous closets make this home perfect for entertaining. *Home in the sky!* • \$2,400,000 • Glenn J. Minnick/Adrian R. Castillo • 212-727-6159/212-727-6194 • web #526121



West 56th Street • 2,200sf • Incredible north, east and west views, this fabulous, absolutely triple-mint condominium features 3 large bedrooms/3.5 marble bathrooms, spacious living room, separate dining room, beautiful layout with floor-to-ceiling windows, gorgeous mahogany finishes, herringbone floors, state-of-the-art kitchen and bathrooms. Located in prime condominium and midtown location. Building includes pool, conference room, children's playroom, health club, garage next door, concierge, 24-hour doorman. *Grand condo home!* • \$2,650,000 • Marie Bianco • 212-891-7083 • web #88086



West 66th Street • 5 rooms • Watch dazzling Manhattan sunsets from a luxurious condominium, in a most exciting location. Step out your front door to the opera, symphony, ballet, and the theater. Expansive living room/dining area, hardwood herringbone floors. Windowed kitchen, custom cabinets, granite counter tops, Sub-Zero refrigerator and gas range. Marble master bathroom, washer/dryer in apartment. White-glove building, concierge, doorman, health club and pool. *Panoramic city views from the George Washington Bridge to the Statue of Liberty.* • \$1,715,000 • Chris Jeanes/Michael Mansur • 212-350-2281/212-350-2296 • web #551827



Central Park West • 60s • New York's most glamorous home offers amazing Central Park, river and skyline views from dramatic floor-to-ceiling windows. Huge corner living room smack on Central Park, double master bedroom with his and hers bathrooms and elaborate closets and 3 additional bedrooms. Elegant formal dining room, library and windowed eat-in-kitchen complete this stately home. Top condo offers full hotel services. Pool and spa. Exclusive • I. Dolly Lenz • 212-891-7113/917-885-9169



Central Park South • Terraces on Central Park South • 2,500sf terrace for outdoor lovers! Completely gut-renovated spectacular 6-room palace with 2 master bedrooms, oversized living room, windowed dining room, 2.5 new marble bathrooms with jacuzzi tubs and hi-tech kitchen with top-of-the-line appliances. Oversized windows provide ample light and views. Double-size living room leads into a grand glass solarium and an enormous terrace. All hotel amenities available including 24-hour room service, valet and maid service. *One of a kind!* • \$3,500,000 • Michael Shvo • 212-891-7700/917-841-4555 • web #73006



West 60s • Lincoln Center • Palace fit for a king • Spaces and dimensions reminiscent of the grand west side homes of another era with state of the art fittings and fixtures. Old-world craftsmanship and contemporary architecture and design make this penthouse special. Offering double-height living room, 3 master bedroom suites and luxurious terraces. • \$8,500,000 • I. Dolly Lenz • 212-891-7113/917-885-9169 • web #521985

MARKET REPORT

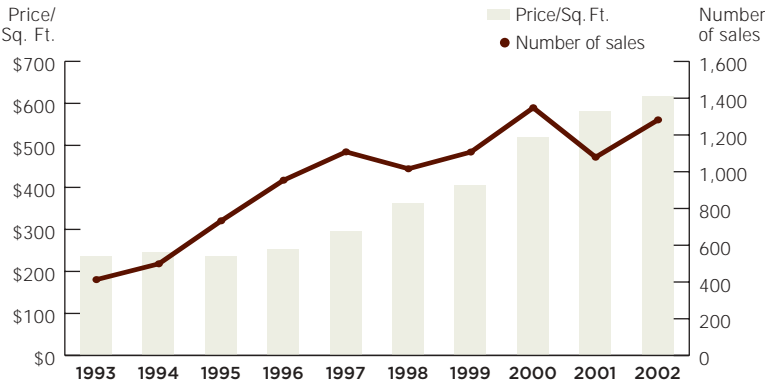
THE WEST SIDE

UPPER WEST SIDE CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$189,194	\$371,184	\$820,779	\$2,590,444	\$4,882,857	\$810,835
2001	192,554	346,666	822,162	2,167,253	3,991,806	725,564
2000	150,146	334,264	724,792	1,650,577	2,117,130	533,074
1999	135,015	235,220	621,042	1,545,086	3,253,889	496,269
1998	117,818	218,590	572,193	1,376,082	3,343,536	485,840
1997	120,011	177,783	419,663	1,305,560	2,251,769	380,484
1996	103,598	176,396	408,124	1,106,373	1,723,864	402,420
1995	105,414	163,160	415,644	1,056,052	1,318,736	408,084
1994	103,428	177,678	419,116	1,001,949	1,791,568	484,570
1993	83,666	160,736	408,571	932,529	1,779,395	483,050

PRICE PER SQUARE FOOT/NUMBER OF SALES

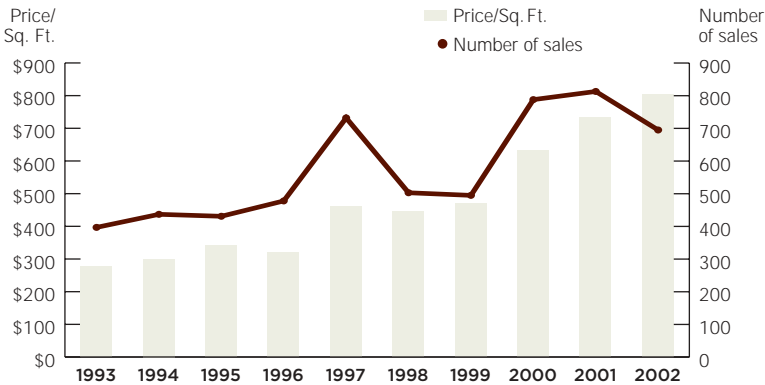


UPPER WEST SIDE CONDOS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$304,000	\$557,177	\$1,364,530	\$2,648,889	\$4,200,000	\$1,048,343
2001	251,533	475,590	1,251,362	2,306,905	4,300,000	856,586
2000	215,788	467,350	950,940	2,194,157	3,760,000	819,291
1999	209,281	352,741	833,097	1,461,250		578,718
1998	147,826	313,286	742,872	2,268,333	2,215,000	561,064
1997	191,282	318,779	848,247	1,628,388	2,262,375	557,148
1996	135,625	248,293	457,855	830,850	1,520,000	357,647
1995	116,453	255,165	500,811	1,277,781	1,577,000	411,718
1994	131,673	221,054	434,423	755,318	3,400,000	354,693
1993	135,542	198,019	364,083	975,450	925,666	317,272

PRICE PER SQUARE FOOT/NUMBER OF SALES

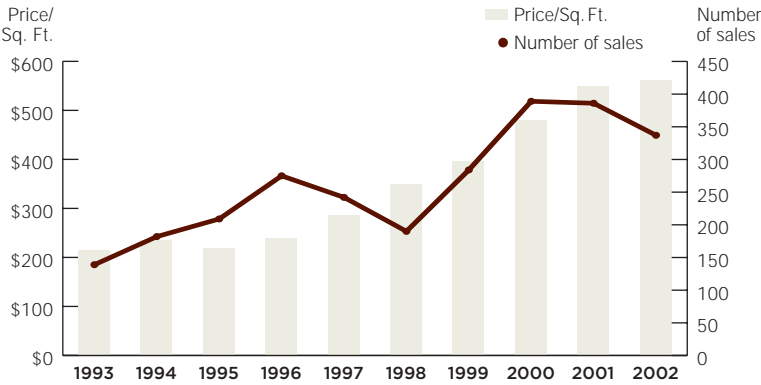


RIVERSIDE DRIVE/WEST END AVENUE CORRIDOR CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$204,000	\$342,119	\$731,125	\$1,822,857		\$674,556
2001	227,763	353,353	740,752	1,836,992	\$3,201,000	666,263
2000	140,880	336,333	653,033	1,569,438	3,237,500	561,185
1999	143,433	261,976	566,542	1,074,180	2,093,750	481,573
1998	132,079	210,750	558,974	976,824	885,000	443,290
1997	114,708	207,007	447,352	1,135,409	1,192,000	439,271
1996	96,117	184,650	442,566	878,703	1,233,055	429,816
1995	100,100	171,619	390,741	779,812	1,054,900	419,933
1994	137,666	193,922	407,895	724,320	1,057,500	422,301
1993		189,130	392,026	694,100	1,121,750	431,642

PRICE PER SQUARE FOOT/NUMBER OF SALES

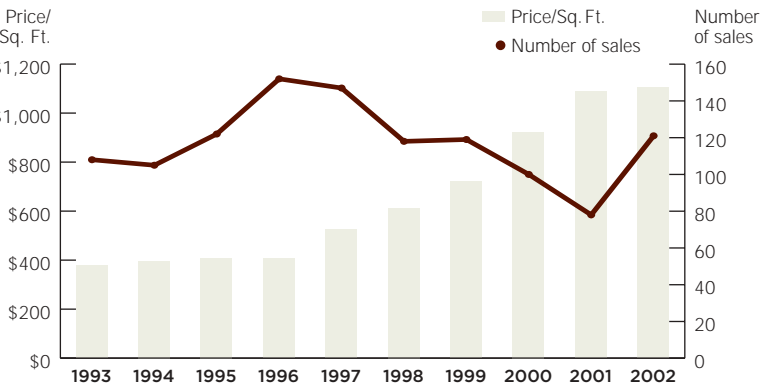


CENTRAL PARK WEST CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$160,000	\$806,500	\$1,655,333	\$5,248,750	\$6,083,750	\$2,708,034
2001	271,083	573,786	1,526,698	5,162,937	4,966,667	2,370,371
2000	276,933	582,964	1,762,732	2,669,875	4,570,800	1,696,527
1999	131,119	435,375	1,349,023	2,305,280	4,052,727	1,536,137
1998	110,417	448,412	1,071,062	2,316,500	4,207,627	1,236,294
1997	114,035	234,000	711,885	1,668,888	3,210,500	812,423
1996	138,923	260,223	575,314	1,465,844	2,860,714	752,667
1995	155,285	189,000	772,995	1,443,758	2,034,000	829,006
1994		247,886	654,403	1,474,159	2,945,812	915,570
1993	88,750	196,815	624,639	1,070,325	2,265,647	845,228

PRICE PER SQUARE FOOT/NUMBER OF SALES



The West Side Market Report information prepared by
Miller Samuel Inc. Real Estate Appraisers & Consultants



DOWNTOWN

living in new york

Downtown is a collection of neighborhoods: A sense of history pervades the tree-lined streets and quiet nooks of the East and West Village, Chelsea, Gramercy, Murray Hill, and Kips Bay, while the urban chic of Battery Park City, the Financial District, TriBeCa, the Lower East Side, Soho and the Flatiron District imparts a post-modern style of living. Many of the finest restaurants in the city are clustered downtown, while at sidewalk cafés and landmark taverns, young Wall Streeters and well-appointed professionals rub elbows with students and longtime bohemians. Families also thrive here: Children with nannies or mothers in tow head to the playgrounds in Washington Square, Union Square, or Madison Square Park, where the dog run has become the *ne plus ultra* of the canine set. Trendy boutiques of both established and budding designers are ubiquitous, as are bookshops and upscale home-furnishings and accessories stores. Downtown is full of galleries and *avant-garde* theatre companies, as well as institutions such as the Public Theatre, The Joyce, NYU, Cooper Union, Parsons, and the New School. Many areas here tend to be on a more human scale; there is an intimate feel to neighborhood shops and cafés, and a laid-back approach to life that is distinctly downtown. To live here is to experience the diversity and richness of New York at its fullest.



“NOT ONLY IS NEW YORK CITY
THE NATION’S MELTING POT,
IT IS ALSO THE CASSEROLE,
THE CHAFING DISH AND THE
CHARCOAL GRILL”

—JOHN LINDSEY

Fifth Avenue • Greenwich Village • 7 rooms • Hard to find triple-mint combination in the heart of the Village “Gold Coast”. This 2 bedroom plus library, 2 bathroom apartment has been renovated with meticulous detail. With a 26' x 20' living room and a formal dining room, there is great space for entertaining. Split master and second bedrooms allow complete privacy. Pre-war doorman. *Attractively priced.* • \$2,490,000 • Ogden Starr • 212-206-2817 • web #551211



Hanover Square • Financial District • 1,300sf • Sun-flooded 2 bedroom with river views. If you desire a truly special home with incredible stone floors and bathrooms, top-of-the-line chef's kitchen, 11' ceilings, 2 luxurious bathrooms, great storage and more... all in a landmark, pet friendly building for less than you might imagine... *this is it!* • \$750,000 • AnneMarie Alexander • 212-965-6053/ 917-566-3377 • web #552549



Fifth Avenue • 2,400sf • An incredible and nuanced renovation complements every inch of this fabulous 5 bedroom 2,400sf corner loft. No expense has been spared in making this home a truly singular property. Offers a huge country kitchen boasting the best in fixtures and craftsmanship, a flexible and functional layout, and master bedroom suite that is expansive and inviting. *Gold coast glamour.* • \$2,295,000 • Rob Gross/Ann Azzara • 212-727-6130/212-727-6176 • web #543535



East 19th Street • Gramercy Penthouse • 2 bedroom plus atrium office. Approximately 2,100sf • Inimitable penthouse loft with four exposures and transcendent views in select Gramercy location. This special space is graced with an abundance of sunlight from open southern, eastern, western and northern exposures. This loft is conscientiously well-planned and utilized—it is truly a home which conveys a sense of warmth and repose. Includes wood-burning fireplace, 11' ceilings and washer/dryer. • \$1,795,000 • Dickse Fitzgerald • 212-206-2835 • web #551803



Jay Street • TriBeCa • Private 4,000sf floor with 25 windows in great family building on quaint cobblestone block. Double living room, windowed eat-in-kitchen, 4 bedrooms, 3 .5 bathrooms and den. Lovely common roof deck. Motivated seller. *Best deal!* • \$2,795,000 • H. Luchnick • 212-965-6008 • web #550439



West 31st Street • Chelsea North • 2,800sf loft space with voluminous 13' ceilings, meticulously maintained Corinthian columns, and over 31' of floor-to-ceiling oak-framed windows facing south highlight this massive 2,800sf loft (33' wide x 85' deep). The space features an open palette for design with 1.5 bath-rooms, kitchen, bedroom, tremendous loft storage and wood floors. *A hip live/work co-op. Commercial ok.* • \$1,250,000 • Mary Anne Greene • 212-727-6141 • web #552223



Walker Street • TriBeCa • Dream come true! Spectacular 2 bedroom designer's loft with 13' ceilings, oversized windows and sunny exposures. Gigantic living and dining expanse incorporates state-of-the-art custom kitchen. Spacious den/home-office leads to a bright master bedroom, as well as to a second bedroom with exposed brick wall. Relocating owner is very motivated! *Won't last! Priced right.* • \$1,060,000 • Tristian H. Harper • 212-350-2261 • web #543624



West 19th Street • Chelsea Prime • 3,100sf • Triple-mint grand loft; 44' living room and entertainment area; 3-4 bedrooms/3 marble bathrooms, fabulous views (south, west, east), formal dining room, eat-in cook's kitchen, central air, 14 oversized windows, high ceilings, laundry, pets and live-work allowed, low maintenance. • \$2,850,000 • Ed Blankenship/Nan Schiff • 212-727-6128/212-727-6125 • web #126900



East 16th Street • 1 bedroom loft • Unique and wonderful 1 bedroom plus cottage mint penthouse loft with separate artist studio. Custom renovated kitchen with tumbled marble counters and limestone walls, washer and dryer, central air conditioning, wood-burning fireplace, plus over 1,000sf of landscaped and lit outdoor space with irrigation system. The separate artist studio has a skylight with air conditioning and heating. Views north, south, east, west to Union Square Park. *Hamptons in the city.* • \$1,195,000 • Ron Lense • 212-769-9834 • web #521546



Lispenard Street • TriBeCa • 1,800sf • Walls of north and south facing windows! Dramatic space with barrel-vaulted 10' ceilings! Master suite has generous closets and bathroom. Second bedroom has private bathroom. Brushed steel/frosted glass wall and doors create inventive 2nd bedroom and office/guest room. Chef's stainless steel/maple kitchen and island. Powder room and washer/dryer. *Handsome renovation in ideal square-shaped loft!* • \$1,385,000 • R. Hardinger/C. M. Norton • 212-965-6018/212-965-6022 • web #540144



Washington Place • Greenwich Village • 2,100sf • Duplex on tranquil block off Washington Square, a true home that exudes warmth and boasts elegance. The dramatic skylit living room with glass doors overlooking an ivied serene garden, coupled with the dining room and open kitchen offers sumptuous entertaining. The master bedroom with its bay window, wood-burning fireplace, oak floor is a true masterpiece. *Rarely available.* • \$1,695,000 • Abigail Agranat • 212-206-2802 • web #522086

DOWNTOWN • CO-OPS



East 38th Street • Murray Hill • This spectacular home, with meticulous care, has all of its renovations attended to down to the most intimate detail. The living room faces the Empire State Building with an entire dramatic wall of solarium windows that look out to the terrific 100sf planted terrace. Great entertaining space includes state-of-the-art "Sharp" HDTV Home Theater System. Apartment features include stainless steel gourmet chef's kitchen, including granite countertops and solid maple cabinets. Spa-like bathroom and fixtures as good as it gets. *This is a truly one of a kind home that exudes warmth and boasts elegance.* • \$990,000 • Natalia Chin • 212 727-6198 • web #553196



Washington Place • Greenwich Village • Sixteen-foot skylit atelier, roof garden overlooking double-height living room, 4 wood-burning fireplaces, 2 bedrooms/2 bathrooms, Boffi kitchen. • \$1,800,000 • Jan Hashey • 212-206-2804 • web #553022



Wooster Street • 4,000sf • Stunning and expansive top floor loft with boundless light, 3 exposures, enormous skylight, top-of-the-line appliances, open kitchen, master bedroom and additional second bedroom/office, 2 full bathrooms, central air conditioning, mint condition, very low maintenance. *In the heart of Soho* • \$2,300,000 • Andrew Darwin/Abigail Agranat • 212-206-2807/212-206-2802 • web #538828



Park Avenue • at 35th Street • 5 rooms/1,800sf • Gorgeous pre-war 2 bedroom/2.5 bathroom duplex home located in one of Park Avenue's premier Stanford White-designed mansion buildings. The apartment features a gracious foyer, grand living room with gas fireplace, formal dining room, marble bathrooms, washer/dryer. *French doors open onto a private planted garden.* • \$1,350,000 • Linda Fenn/Ed Hardesty • 212-727-6110/212-727-6123 • web #550156



Greenwich Street • TriBeCa/Soho • 2,300sf • 1880s building, architecturally renovated with angles and industrial materials that create a warm and cozy environment. Exposed beams, brick, and wood floors. Gourmet kitchen, roof deck. Close to Soho, West Village and transportation. *Seductive and unforgettable.* • \$1,295,000 • Regina Martins/James Tucci • 206-2809/206-2832 • web #551271



Franklin Street • TriBeCa • 2,500sf • Amazingly light, 30' wide loft, on prime TriBeCa street! Completely open—the “real deal/true loft.” Freshly painted brick and sheetrock walls, 4 muscular pillars, 10' 8" ceiling heights! A great space which can be used “as is”, or renovated to create a 2-3 bedroom home. Modest kitchen, bathroom has sauna and jacuzzi. Refinished oak floors. *A real beauty!* • \$1,425,000 • R. Hardinger/C. M. Norton • 212-965-6018/212-965-6022 • web #551856



Broadway • TriBeCa • Approximately 1,100sf interior/approximately 800sf terrace • Wonderful sunset views and light streaming in your living room. North, west, and east exposures with huge skylight and solarium windows. You will be dining on your wrap-around terrace approximately 800sf, 11' ceilings, stainless steel kitchen, granite bathroom with jacuzzi/shower. Mint condition. *Light, light, light in the most fabulous dramatic penthouse loft.* • \$999,000 • Arlene Groder • 917-301-3976 • web #531464



Broome Street • Classic Soho loft • Approximately 2,400sf • This fabulous loft boasts soaring 14' tin ceilings, wonderful streaming light from north and south oversized windows, details such as original maple floors, muscular columns with rare circular radiators and a richness and texture rarely found today. Prime Soho location and zero maintenance. *A phenomenal deal in a great building!* • \$1,695,000 • Rob Gross • 212-727-6130 • web #542373

DOWNTOWN • CO-OPS



East 12th Street • East Village • 3,800sf loft features 11' ceilings, 2 wood-burning fireplaces, 3 bedrooms/3 bathrooms, exercise room, and laundry room. The chef's open kitchen separates the enormous entertaining spaces to give this home the warmth for 2 or 100 guests. Published in *Architectural Digest*, it is an industrial masterpiece of artistry and craftsmanship with no detail spared. • \$2,200,000 • Linda Kohl • 212- 891-7223 • web #522822



Irving Place • Gramercy • 4 rooms/1,100sf • Sunfilled, terraced apartment with captivating park and city views in superbly located doorman pre-war co-op. Large corner living room plus dining room/den (possible 2nd bedroom), oversized master bedroom with bath, small kitchen and 2nd bathroom, all with southern exposure. 380sf wrap terrace with great views and awesome architectural details. *Apartment features charming pre-war details throughout.* • \$1,100,000 • Richard McTighe/ Barbara Cardozo • 212-891-7002/212-891-7001 • web #551656



Fifth Avenue • Flatiron/Gramercy • 6.5 rooms • This distinctive loft blends classic elements with informal qualities to provide a space both gracious for entertaining and smartly styled for family life. This 3 bedroom with 3 full bathrooms features brilliant south and west light. A wall of west-facing windows overlooks Fifth Avenue's fine Flatiron buildings. *No expense has been spared in this renovation.* • \$1,495,000 • Mary Anne Greene • 212-727-6141 • web #533668



Madison Avenue • at 37th Street, Murray Hill • 1,000sf • Unforgettable, is this pre-war gem with entrance gallery, huge living room with antique marble fireplace, JBL in-wall stereo speaker system, and elegant crown and base molding. This corner home has a windowed kitchen with granite counter and floor and best appliances, and 2 new bathrooms. Roof deck, garage, storage and pets ok • \$699,000 • Sheila Vogel • 212 350-2250 • web #544673



Crosby Street • 6,000sf interior and 3,000sf private roof garden • The most spectacular loft downtown designed by the world-renowned Benjamin Noriega-Ortiz. The first level of this triplex penthouse features a large reception area, billiard room, a huge living room/dining room with a 30' undulating gas fireplace, media room, gourmet kitchen, 2 full bathrooms/2 half bathrooms and a glass encased terrace with a wood-burning fireplace and hot tub. Ceiling heights range from 12.5' to 30'. A suspended glass staircase leads to the second floor containing the master



bedroom suite and sitting room, dressing area and grand master bathroom. There are 3 additional bedrooms with bathrooms and a terrace on this level. Another glass suspended staircase leads to a 3,000sf, planted roof garden with a built-in barbecue. This 21st Century masterpiece includes a customized state-of-the-art Creston System and is located in Soho's premier full-service condo with a wine tasting room and private wine storage. *Soho's trophy loft*. • \$14,950,000 • Andrea Wohl Lucas • 212-891-7171 • web #527758



“Downtown continues to be the hottest and fastest growing market. Prices for properties, especially lofts, have stayed strong despite recent economic conditions and world events. If you are looking to buy or sell downtown please contact me at 212-891-7171 or at alucas@elliman.com.”

—ANDREA WOHL-LUCAS, VICE PRESIDENT



West 20th Street • Chelsea • This sunblasted 1,626sf loft has over 50' of south facing windows, a gourmet kitchen, 2 full bathrooms, a large master bedroom with walk-in closet, a dining alcove/study, central air conditioning, and a washer/dryer. The loft feels very open and airy, and includes a large storage locker in the basement. *The building was built in 1927 and was fully renovated in 1999.* • \$1,195,000 • Shaun Osher • 212-965-6032 • web #541097



Duane Street • TriBeCa • 3,120sf • Located in the heart of TriBeCa on Duane Park in “the” preeminent full-service service condo building. Mint condition 3 bedrooms/3.5 bathrooms with sunflooded exposures and views, high ceilings, gourmet kitchen, and custom finishes. Features include ebonized hardwood floors, new oversized windows, pre-war detail, walk-in closet, washer/dryer and a common roof garden. • \$2,995,000 • Shaun Osher • 212-965-6032 • web #542385

**“The downtown luxury loft market
has shown remarkable resilience
in the beginning of 2003.
People are still out there looking,
and quality homes are still selling quickly.
I think it’s partly due to the fact that
there is a high demand from
people thinking about upgrading
or moving into the city.”**

—SHAUN OSHER

EXECUTIVE VICE PRESIDENT

212-965-6032



West 21st Street • Flatiron • 4,713sf • A classic turn-of-the-century building transformed into spectacular 4,713sf, full floor lofts. Only 1 unit remaining! This open space 6th floor condo residence features oversized windows, 3 exposures, high ceilings, part-time doorman, and key-locked elevator. Loft is delivered as a white box and ready for your architect. *Design your dream home!* • \$2,250,000 • Shaun Osher • 212-965-6032 • web #174520



Greenwich Street • Mammoth 4,800sf loft in TriBeCa's preeminent doorman condo building. Two units combined as a superb 5 bedroom/4.5 bathroom family apartment, with spectacular finishes in the adult's wing, and fun, whimsical finishes in the children's wing. Includes two gourmet kitchens, 2 skylights, a wood-burning fireplace, private terrace and private indoor parking. • \$4,500,000 • Shaun Osher • 212-965-6032



West 17th Street • Chelsea • 2,000sf • *Zo-loft*, topographer's views, cinematographer's light, Scandinavian sensitivity, north, south, east, and west exposures—top floor in pulsating Chelsea • \$1,799,000 • Jan Hashey • 212-206-2804 • web #538881



West 13th Street • Greenwich Village • 5,000sf • This ultra-modern 5,000sf, 3 bedrooms/3 bathrooms monolith includes a dry heat sauna, a two-person multi-jet Swiss shower system, and teak flooring in the master bathroom. The professional stainless steel kitchen features an 8-burner Wolf range with 2 ovens, barbeque grill, griddle and commercial pizza oven. 10' to 14' ceilings, open master bedroom, south facing windows. *Truly dramatic!* • \$2,595,000 • Shaun Osher • 212-965-6032 • web #535392



Cooper Square • Greenwich Village • Phenomenal south, east and west light and city views through 19 huge windows in this "state-of-the-art" 2 bedroom plus library/3 bathroom masterpiece in full service gem of a building. Newly-polished concrete floors and designer finishes throughout. Expensive but worth it. *Loft for the 21st Century.* • \$3,750,000 • H. Luchnick • 212-965-6008 • web #533474

DOWNTOWN • CONDOS



West 27th Street • West 20s/Chelsea • This triple mint, dramatic 3,500sf residence finished to perfection with 12' ceilings, hardwood floors, and 9 spectacular double height windows offers movie star glamour suitable for lavish entertaining as well as practical family living. Three bedroom suites/2 marble bathrooms, state-of-the-art chef's kitchen, washer/dryer, roof garden, keyed elevator. Live/work ok. *Fantasy Loft*. • \$1,500,000 • Barbara Posner • 212-891-7678 • web #159730



West 27th Street • Chelsea • Great condo/amazing price. At only \$441 per sf, this is a great deal and an even better investment. Currently divided into 2 separate 1,500sf spaces, with 1 in triple mint condition: Dornbracht kitchen and bathroom and Bosch and Viking appliances. This live/work loft has high ceilings, 3 exposures, original wood floors and extremely low monthly charges. *Stellar Chelsea Deal!* • \$1,325,000 • Rob Gross • 212-727-6130 • web #552573



Broome Street • Soho • New condo loft conversion. Three stunning lofts, approximately 4,300sf each designed on the principles of Feng Shui. Two and three bedroom layouts each with 2.5 bathrooms, private terraces, wood-burning fireplace, Sub-Zero refrigerator/Viking appliances, oak floors, 14' tin ceilings, private storage rooms and all are category 5 data ready. Three exposures, and oversized windows provide wonderful sunlight... Simply turn the key to your own private sanctuary in the city. • \$3,700,000 • Ed Hardesty/Linda Fenn • 212-727-6123/212-727-6110 • web #546956



West 13th Street • Greenwich Village • 7 rooms/3,000sf • Luxurious 3 bedroom/2 bathrooms exquisitely renovated Condo Loft. Immense living/dining area, multi-media wiring, breathtaking wine cellar, and chef's kitchen make this the perfect home for entertaining. Separate den/library. Custom woodwork. Designer bathrooms with jacuzzi, steam and heated floors. Perfectly balanced luxury and minimalism. *Connoisseur's Oasis* \$2,650,000 • Tony Sargent • 212-702-4085 • web #556009



Perry Street • Greenwich Village • 7 rooms, almost 4000sf of luxury with a great corner terrace. Only available full floor penthouse offers endless design options to suit the most discerning. Unique construction offers glass curtain walls with panoramic river and skyline views and a soaring ceiling. Full-service doorman and concierge, deluxe fitness center, high-speed data ports and 5-star restaurant. • \$6,900,000 • I. Dolly Lenz • 212-891-7113/917-885-9169 • web #521905



Church Street • TriBeCa • 1,600sf • Loft, corner unit all windows—exposures west and south, 12' ceilings—this loft has it all—elevator opens onto private foyer, 2 bedrooms/2 bathrooms, big kitchen, open living room and dining area, separate library with glass doors, washer/dryer, bright, sunny views. • \$1,100,000 • Judith Medwin • 212-206-2811 • web #533013



East 38th Street • at Park Avenue/Madison Avenue • 775sf • Owner architect has transformed this bland 1 bedroom into a showplace. The wall between the living room and bedroom has been removed. A gracious entry foyer and cozy inside bedroom were created. Gorgeous kitchen and bathroom, marble floors, beautiful cabinetry and sunny southern exposure onto brownstone block. *If you're tired of boring condos, this is for you.* • \$550,000 • Philip E. Altland • 212-727-6105 • web #551695



Crosby Street • Soho Prime • 5,000sf+ • Words cannot do justice to describe this superb condominium doorman residence, a symphony of woods, stones and stainless steel: The combination of unsurpassed finishes, spectacular volume, and quality of location makes this luxury loft the very best available. With 3 bedroom suites, each tastefully and uniquely finished, a dreamy stainless steel kitchen, a study/media room, 2 guest bathrooms and sensational entertaining spaces... *absolutely nothing compares.* • \$5,850,000 • Leonard Steinberg/Herve Senequier • 212-727-6164/212-727-6162 • web #543908

DOWNTOWN • CONDOS



Leonard Street • TriBeCa • 3 bedroom/2.5 bathrooms • This stunning high floor corner loft with wide-open views is housed in an important Beaux-Arts building with 24-hour attended lobby and gym. The open kitchen gleams and every room is beautifully finished. The high ceiling and fireplace add lovely grace notes to this stellar condo. • \$2,250,000 • Elaine Schweningen/Craig Liddle • 212-965-6011/212-965-6013 • web #523795



Grand Street • Soho • 1,400sf • Dramatic penthouse duplex situated on top of the new SoLita condominium epitomizes the chic style of downtown Manhattan. This one-of-a-kind 1 bedroom/2 bathroom has 20' ceilings with walls of windows, spectacular views/light, private south terrace, fireplace, washer/dryer, handsome state-of-the-art finishes. *Ideal pied-a-terre/office/studio.* • \$1,399,000 • Stephanie Ashkenaz • 212-891-7088 • web #175037



East 38th Street • at Third Avenue • 1,200sf • Beautiful 2 bedroom/2 bathroom corner unit on the top floor with glorious southeast views that include the river and the Empire State Building. Separate dining area and split bedrooms add to the tasteful flow of this full-service condo. • \$725,000, Common charges: \$630, RET: \$417 • Sharon O'Brien • 212-727-6142 • web#551875



Perry Street • Far West Village • Designed by Dava Nicholson. Two bedrooms/2 bathrooms, or master suite plus generous study. All surfaces meticulous. Dramatic south/east radiant exposures with river view. Splendid custom wood-burning fireplace. Surround sound. NEC Plasma TV, DVD, VHS, T1 Fiber Optic. More.... Best block in West Village. *Handsome, poetic, pristine.* • \$1,625,000 • Jan Hashey • 212-206-2804 • web #550581



East 17th • Fifth Avenue • 6,700sf Interior/4,700sf exterior • Penthouse duplex loft, truly unique in design and style. Huge entertaining space, soaring ceilings, 3 skylights, 18 windows, wood-burning fireplace, Boffi stainless kitchen, dining area, 4 master bedrooms, 4 bathrooms and an office. Staircase leads to a guest suite, lap pool and hot tub surrounded by a lavish Zen Garden. *This exclusive state of the art loft sets a new standard of living!* • \$8,200,000 • Linda Krown/Linda Kohl • 212-891-7220/212-891-7223



Park Avenue South • Gramercy Park • Luxury downtown condominium offers a spectacular 2 bedroom home with an oversized living room, large entry foyer and 2 full bathrooms. Hardwood floors, large windows, open views and plenty of sunlight. White-glove building offers full amenities including 24-hour doorman, concierge, fully-equipped health club, pool, large sun deck, garage and valet service. Steps to transportation, park, restaurant and shops. *Rarely available!* • Only \$925,000 • Michael Shvo • 212-891-7700/917-841-4555 • web #130988



Reade Street • TriBeCa • 4,500sf • Stunning, private triplex with 2 terraces and balcony. Almost 4,500sf of triple mint renovation. You choose the finish of your Val Cucine kitchen. Can easily be 4 bedrooms/4 full bathrooms or open space for grand entertainment. The sun-flooded penthouse leaves nothing to be desired. *Vast expanse of windows makes it very unique.* • \$3,750,000 • Wilbur Gonzalez/Cornelia Dobrovolsky • 212-965-6044/212-965-6062 • web #174819



West 22nd Street • Chelsea West • 3 bedrooms/3.5 bathrooms 2,535sf • Located on the best block of West Chelsea's Art District, this 3-bedroom/3.5 bathroom condominium loft has it all: high ceilings with exposed beams, a gourmet kitchen, light, a massive master bedroom suite, elegant architectural finishes, central air conditioning, washer/dryer, a fantastic and unique layout, and 1,050sf of private outdoor space. *Without question, this loft is one-of-a-kind!* • \$2,450,000 • Mark Woodcock • 212-727-6127 • web #544747

MARKET REPORT

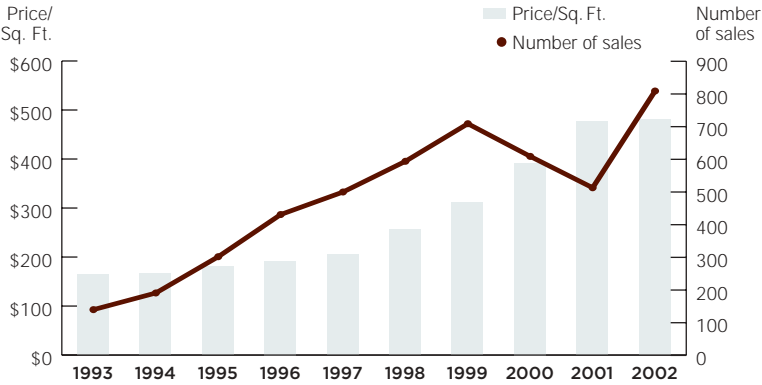
DOWNTOWN

UNION SQUARE/GRAMERCY/KIPS BAY/MURRAY HILL CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$196,822	\$343,479	\$660,774	\$1,318,000		\$389,454
2001	186,801	344,857	681,099	1,806,000	1,092,000	367,369
2000	147,350	284,298	569,738	2,207,500	1,367,500	285,713
1999	117,106	226,225	507,768	1,444,444	2,500,000	242,955
1998	105,795	185,555	413,584	1,562,917	1,109,375	203,508
1997	83,767	155,473	295,269	572,500	1,527,800	164,717
1996	84,090	137,414	308,971	627,597		158,794
1995	79,788	129,375	281,704	785,571		166,285
1994	57,651	140,741	266,989	620,500	1,362,500	164,056
1993	60,883	124,290	271,119	970,000	1,137,750	161,262

PRICE PER SQUARE FOOT/NUMBER OF SALES

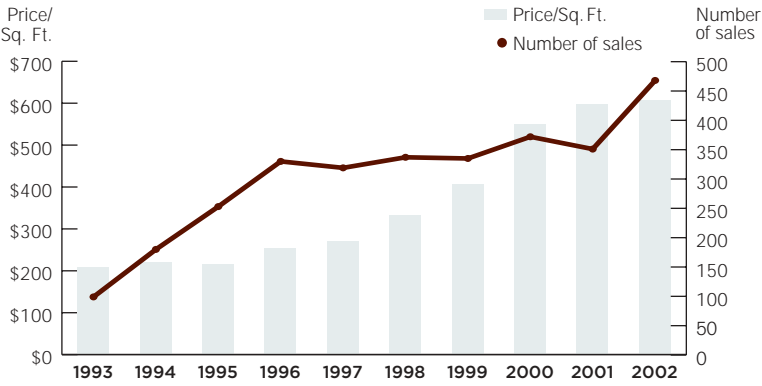


GREENWICH VILLAGE CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$271,839	\$460,806	\$735,141			\$505,425
2001	210,414	404,561	1,054,117	\$2,725,000		592,211
2000	191,051	367,863	752,512	971,000		439,696
1999	151,618	307,870	714,105	1,040,929	\$1,425,833	392,118
1998	122,145	243,695	520,195	1,348,750	1,490,000	282,965
1997	108,801	195,131	487,614	916,666	1,255,833	286,069
1996	97,021	189,558	444,688	1,160,714	1,237,500	290,973
1995	110,952	178,081	349,181	650,500	468,000	249,267
1994	98,187	175,568	372,567	630,000	799,500	260,718
1993	95,333	172,418	415,241	720,000		303,440

PRICE PER SQUARE FOOT/NUMBER OF SALES

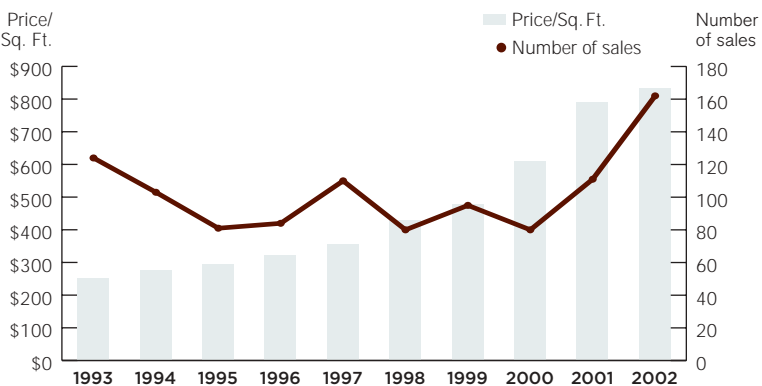


GREENWICH VILLAGE CONDOS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$425,120	\$918,938	\$1,143,004	\$2,995,000		\$1,092,795
2001	347,381	811,845	1,006,635	1,775,000		815,129
2000	203,658	490,647	874,938	3,023,333		759,635
1999	255,033	379,627	964,232	1,550,000		849,203
1998	199,727	357,042	680,555		\$735,000	469,541
1997	245,300	276,452	611,796	1,153,750		453,486
1996	148,000	254,418	513,970	1,186,250		375,351
1995	114,775	249,142	416,128	820,000		311,756
1994	99,636	219,702	423,217	304,500		298,593
1993	125,745	182,741	340,460	704,750		250,973

PRICE PER SQUARE FOOT/NUMBER OF SALES

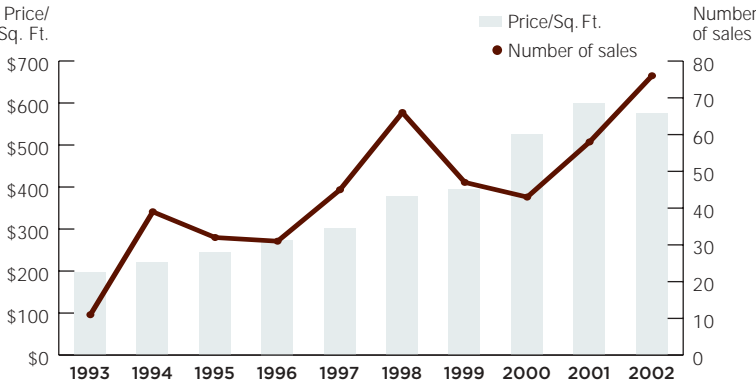


SOHO/TRIBECA CO-OPS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$500,000	\$1,330,429	\$876,071		\$3,000,000	\$1,128,652
2001	1,493,723	1,287,188	1,125,955	\$1,565,000	3,000,000	1,370,496
2000	73,375	728,194	1,044,199	1,250,000		906,893
1999	424,798	523,000	756,948	1,025,000	6,400,000	843,376
1998	164,786	440,953	804,863	1,117,500	2,200,000	679,368
1997	198,833	464,166	611,060	1,200,000		603,255
1996		348,625	554,795	925,000		513,532
1995		265,428	435,645	1,050,000		417,609
1994		286,888	422,388	805,500		420,589
1993		210,833	513,125			430,681

PRICE PER SQUARE FOOT/NUMBER OF SALES

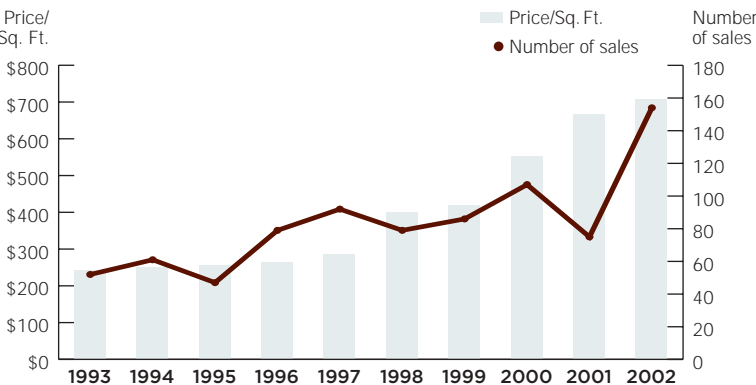


SOHO/TRIBECA CONDOS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$1,832,000	\$1,080,000	\$1,479,460	\$1,980,185	\$2,993,750	\$1,661,423
2001	2,126,003	818,891	1,320,876	2,250,000	9,000,000	1,585,338
2000	1,740,000	495,706	1,025,202	2,444,078	4,463,500	1,396,734
1999	653,600	412,938	1,268,315	2,308,500	2,050,000	972,349
1998	133,000	332,405	969,647	1,468,500		697,152
1997	206,666	221,762	493,184			305,842
1996	122,730	209,884	402,128		1,816,500	275,807
1995	137,600	221,730	388,714	630,000		320,946
1994	97,500	208,703	382,207	626,812		359,447
1993	337,571	243,937	379,851	667,500		343,403

PRICE PER SQUARE FOOT/NUMBER OF SALES

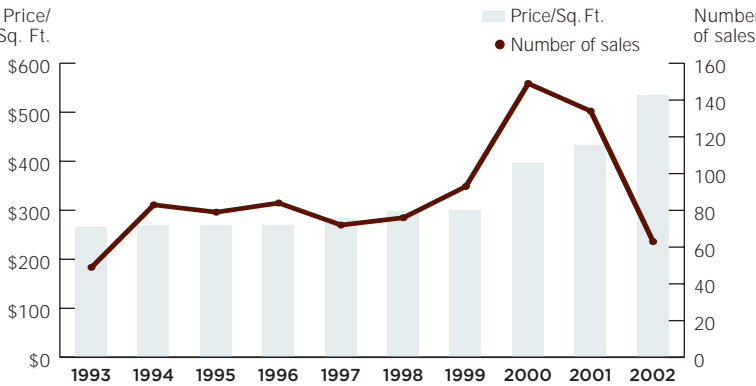


BATTERY PARK CITY CONDOS

AVERAGE SALE PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2002	\$253,143	\$302,216	\$1,368,971	\$2,165,500		\$643,770
2001	225,556	323,095	742,214	2,405,000		481,611
2000	203,916	286,001	415,922			307,905
1999	153,667	207,629	390,658			238,059
1998	141,577	201,427	413,600			233,066
1997	130,500	173,723	424,675	635,000		247,437
1996	85,000	171,516	329,437	1,900,000		226,604
1995	115,600	168,046	332,374			229,210
1994		179,267	348,960			230,379
1993	131,750	165,125	341,428	1,875,000		249,030

PRICE PER SQUARE FOOT/NUMBER OF SALES



FINDING THE RIGHT MORTGAGE

Even with interest rates at rock bottom levels, don't assume that a standard fixed-rate loan is the best way to go

Pinpointing the mortgage that's right for you has two big upsides: You acquire property in a way that works for your particular financial situation. And because you choose the right type of loan, you save thousands in interest. Here's what you need to know before you sign on the dotted line.

ADJUSTABLE RATE: *If you can handle some risk or will probably move*

The advantages of adjustable-rate mortgages (ARMs) are twofold: You can usually get a larger loan at a lower initial interest rate (called the start rate) than with a fixed-rate mortgage. That's because you're taking on some risk: After the start-rate period is up (it typically lasts for one, three, five or seven years), an ARM's interest rate changes periodically according to a money-market index that it's tied to, such as a one-year treasury note. If interest rates go up, so do your monthly payments; if they go down, you'll pay less. That may make perfect sense for you, depending on how much risk you feel comfortable with and what interest-rate projections are.

Ask Yourself

How long do you plan to stay? If you know you're going to be in a property for seven years or less, an ARM can be a good option because you will likely sell the apartment before the interest rate has the potential to spike.

Is your income likely to increase? If not, figure out how much you can afford for your payments to rise before they become a hardship.

Ask Your Lender

What index is the rate tied to and how often will it adjust? Look for the least-volatile indexes (usually considered to be the Federal Cost of Funds or the 11th District Cost of Funds indexes, known as COFIs). Likewise, look for longer adjustment periods—say, every one to three years instead of every six months—that protect you from short-term market fluctuations and make it easier to plan your finances.

What are the caps? There are two types of ARM rate restrictions, or caps, which protect you to some degree from drastic changes in the market: One limits the amount that your payment can rise yearly (or in any single adjustment period); the other limits the maximum rate you pay regardless of what happens to interest rates. You want caps to be under 2.5 percent for the adjustment-period increase, and at 6 percent or less for the life-of-the-loan limit.

Is there an interest-rate floor? Some loans limit how low your interest rate can go; look for a loan that doesn't have a floor.

Can negative amortization occur? This can happen when the interest rate adjusts more frequently than your payment adjusts. If the two aren't concurrent, you can end up actually increasing the amount of the loan—a very bad idea.

FIXED RATE: *If you don't want any surprises or expect to stay put*

A fixed-rate mortgage protects you from the risk of rising interest rates. Because of that buffer, you'll pay a higher interest rate than with an ARM, but at current low rates, the price of stability is as good as it has ever been.

Ask Yourself

Are you happy where you are? If you know that you've found your dream home and you won't want to relocate in a few years, a fixed-rate loan is a good choice.

Are you uncomfortable with uncertainty? There's something to be said for knowing what your mortgage payment will be, year in and year out. That's the stability a fixed-rate loan affords you.

Ask Your Lender

Are there any points involved? Points are what you pay in exchange for a lower interest rate; one point is equal to 1 percent of the loan. Usually, it's better to shop for a lower interest rate that doesn't come with points attached, because it leaves you with more cash for other expenses like the downpayment and closing costs. (You can also pay points with an ARM.)

Smart ways to save

No matter which type of loan you get, think about reducing the amount of interest you pay by doing one of the following:

MAKE 2 MONTHLY PAYMENTS

By dividing your monthly payment in two, you pay the interest a little sooner on half the payment each month, which adds up over the long haul. And because there are 26 two-week payments in a year, you make the equivalent of 13 monthly payments instead of 12. The result: You can pay off a 30-year mortgage in 22 years.

PAY AHEAD OF SCHEDULE

Make sure your loan doesn't have a **pre-payment penalty**. That way, you can make additional payments on the loan's principal anytime you want, cutting down the amount of interest you owe. For example, by paying only one extra payment at the beginning of each year on a 30-year-loan, you cut the loan to 23 years.

CONSIDER A SHORTER LOAN

The shorter the loan, the lower the interest rate—and the less time you'll pay interest. If you can afford it, get a 15-year loan instead of 30-year one. Or see whether your lender can cut five years off the loan you're considering. Your monthly payments will be a little higher, but you'll save a bundle in interest in the long run.



TOWNHOUSES

living in new york

To live in a townhouse is to claim a small piece of New York as your own. With elegant façades and sweeping stoops, these architectural treasures create a counterpoint to the city's high-rises, lending history and grace to neighborhoods throughout Manhattan. Whether the classical detailing of a Georgian, Federal, or Greek Revival house or loft-like charm of a converted carriage house, townhouses afford owners the luxury of private gardens and the spaciousness of living on multiple floors. Interior details such as marble mantels, intricate plaster moldings, pocket doors, wainscotting, graceful staircases, and inlaid-wood floors create an elegance that is difficult to emulate elsewhere. And the streets on which townhouses cluster tend to be quiet and tree-lined. In some neighborhoods, the renovation of brownstones has been the harbinger of gentrification; in others, the gentry never left. Either way, impeccably restored townhouses are always in short supply and as such, are the most rarified real estate market in New York.



East 77th Street • Madison Avenue and Park Avenue • Rare 25' wide ornate limestone and brick carriage house with elaborate gated courtyard entry leading to huge loft-like entertaining space with 40' ceilings, skylight, fireplace, eat-in-kitchen and staff quarters! Upstairs with large master en suite with 2 bathrooms fireplace and 2 additional bedrooms with bathrooms. Built as 4,700sf with approved plans to add 2 floors! *Major reduction!* • \$6,950,000 • H. Luchnick • 212-965-6008 • web #307456



East 70s • 5,500sf • Elegant 4-story townhouse in pristine condition designed by Delano and Aldrich. Gracious marble foyer with sweeping staircase to parlor floor. Four master bedrooms each with bathroom en suite. Elegant details, herringbone floors, 6 wood-burning fireplaces, central air conditioning. Sunfilled, beautifully proportioned rooms. Perfect for entertaining. *Handsome brick townhouse.* • \$7,275,000 • Exclusive • Millard Dixon • 212-350-2215 • web #306833



East 64th Street • Block Beautiful • 4,250sf • Four story plus full, useable basement in limestone townhouse equipped with every available modern convenience and technological advantage. The house features a spiraling central staircase, which is flooded from top to bottom with natural daylight. Large transparent and translucent glass walls allow this light into every room throughout the house, creating one of the brightest and most elegant townhouses in Manhattan. A large package elevator serves every floor. • \$5,995,000 • I. Dolly Lenz • 212-891-7113 • web #307393

“IT IS BY ALL ODDS THE LOFTIEST
OF CITIES”

—E. B. WHITE

TOWNHOUSES



White Street • TriBeCa • 15,000sf • A classic TriBeCa 6 story plus full, dry, useable basement loft building with corner light. The freight elevator services all floors and also gives onto the street at Courtland Alley. Across Courtland Alley is a residential apartment building, set-back so that 77 White Street enjoys full corner light and views. • \$5,900,000 • Jan Hashey • 212-206-2804 • web #543769



East End Avenue • 3,000sf • A true artist's delight with park views from East End. This 4-story home has a separate 2 bedroom 1st floor apartment with separate entry connected interior to bright 2 bedroom upper triplex. Rarely on market, this 19th century charmer has central air conditioning, large windows, terrace and many fireplaces. *Rare find on Park* • \$2,950,000 • Nancy Weaver • 212-891-7006 • web #305825



Washington Street • West Village • This Federal-style townhouse features 4 stories plus a finished basement. Situated in the heart of the historic West Village, this spectacular home has been carefully renovated with an amazing attention to detail. From the top-of-the-line kitchen to the luxurious bathrooms—every detail has been carefully considered and no expense has been spared. • \$2,395,000 • Jamie L. Goff • 212-769-9833 • web #532691



East 18th Street • 6,500sf • Stellar renovation of 5 bedroom, 6.5 bathroom townhouse. Without a doubt, the finest home in Manhattan. Includes gardens, gymnasium, home theatre, formal living and dining rooms, staff suite with separate entrance, 4 wood-burning fireplaces, hydraulic elevator, radiant heat, central music system, and top of the line finishes throughout • *Modern Mansion!* • Asks \$10,500,000 • Shaun Osher • 212-965-6032 • web #556670



Barrow Street • Greenwich Village • 3 bedrooms • Enchanting and elegant 1824 single-family Federal townhouse on lovely Village block. Mint renovation by Italian architect brings style, grace and light to this historic property and offers 3 bedrooms/3 bathrooms, 3 wood-burning fireplaces, original wide pine floors, chef's kitchen, central air-conditioning, and a glorious greenhouse conservatory. • \$2,700,000 • Leslie Mason • 212-206-2810 • web #549092



Thompson Street • Soho Prime • 3,000sf • Mediterranean Villa in best cul de sac in Soho. This corner townhouse is suffused with sunlight and offers 4 bedrooms/4 full bathrooms, a powder room and a professional country kitchen. Totally enchanting with 4 Juliet balconies and a large terrace with a wet bar. Central air conditioning plus all modern amenities. *Charming and unique!* • \$4,300,000 • Cornelia Dobrovolsky/Wilbur Gonzalez • 212-965-6062/212-965-6044 • web #550073



East 70s and Madison Avenue • Grand Madison Townhouse • Prime elevator townhouse built in 1899 with 5 stories and a full basement situated on one of Manhattan's finest tree-lined blocks. Many original details including: high ceilings, oversized rooms, crown and picture moldings, grand staircase, many fireplaces and oversized bay windows. Over 7,500sf with a private garden and a beautiful 20' red-brick façade. This house can be your next home just steps to Central Park, luxury shops, schools and restaurants. • Michael Shvo • 212-891-7700/917-841-4555 • web #306281

“NEW YORK IS THE LAST TRUE CITY”

—TONI MORRISON

TOWNHOUSES



Horatio Street/Waverly Place • West Village • Two wonderful West Village houses with charm, character and in excellent condition. Each with marvelous open kitchens and dining areas, lovely living rooms, wood burning fireplaces, 3 bedrooms, finished basements, great outdoor spaces. *Terrific locations and beautiful light.* • \$3,150,000/\$2,595,000 • Frank Lemann/Leslie Mason/Sylvia Morton • 212-206-2808/212-206-2810/212-206-2812 • web #550041/web #306692



West 46th Street • Between 8th and 9th Avenues • 4 story plus basement • Restaurant Row • Rare opportunity • Vacant townhouse, residential/commercial offers huge upside. Can be extended substantially. Apartments/restaurant or many other uses possible. Partially renovated. Could produce income immediately or build out to maximize potential. Put your money into the bricks! Call for more details. *Hurry. Great Deal!* • \$1,995,000 • Andrew Gardos-Farber • 212-702-4087 • web #307019



East 80s • Charming family home. Four-story, single-family brownstone in pristine condition. Located on lovely tree-lined Village-like block. The house looks out on many charming adjacent gardens. Original details, including paneled library and living room, wood-burning fireplaces, high-ceilings, herringbone floors and landscaped, brick-walled garden. *A sunny family home.* • \$4,900,000 • Millard Dixon/Bill Pfaff • 212-350-2215/212-350-2260 • web #537992

TOWNHOUSES



Charles Street • 5 bedrooms • Superb 1839 Greek Revival townhouse on one of the prettiest blocks in the Village offers large, grand-scale rooms, glorious moldings, mantles and pine flooring, triple parlors, gourmet kitchen. This home has been beautifully restored and there are 5 large bedrooms/4 bathrooms, 11 wood-burning fireplaces, lovely south garden and 2 terraces. • \$5,500,000 • Leslie Mason • 212-206-2810 • web #306661



East 74th • Commercial Gem. Three-story building located just steps off First Avenue. Currently set up as a restaurant on the 1st floor with central air conditioning and a duplex apartment above. Perfect user building. Possible live income or all residential. Delivered vacant. • \$2,400,000 • Exclusive. • M. Dixon/R. Steindecker/B. Pfaff • 212-350-2215/212-891-7090/212-350-2260 • web #553687



West 70s • 6 bedroom/6 bathroom • Stunning museum-quality restoration of 1880s townhouse with all original woodwork, plasterwork, pocket doors and mantles. Impossible to reproduce today. All new deluxe kitchen, bathrooms and systems. Five stories with 5,700sf not including finished basement. Staff quarters with separate entrance. Sunny throughout with lush garden. *Best location.* • \$5,750,000 • George W. van der Pleog • 212-891-7621 • web #556241



West 21st Street • Chelsea • 4 Floor Firehouse • 8,000sf • This 4-story 1864 firehouse, which once housed fire wagons, is like no other. 25' wide by 100'. Drenched with sunlight provides private garage through arched red firehouse doors. 4,600sf renovated 4 bedroom/3.5 bathroom duplex. Grand staircase, chef's kitchen, formal dining room, fireplace, solarium. Also contains 2 bedroom/1 bathroom floor throughs. 1,000sf terrace • \$4,500,000 • Elissa Slan • 212-350-8537 • web #552471

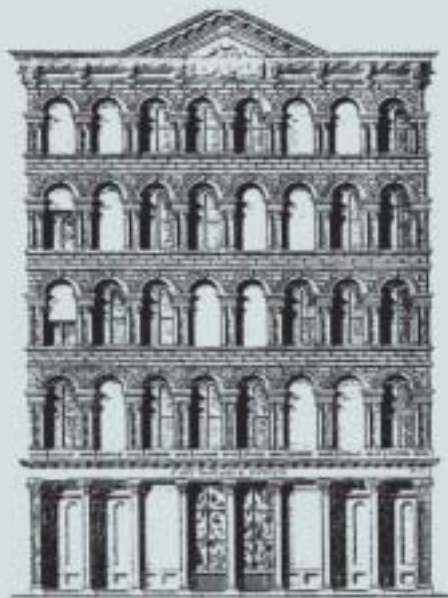
NEW DEVELOPMENTS

living in new york



West 18th Street • Authentic Loft Conversion • A new renovation of authentic lofts with exquisite finishes and modern amenities in stunning turn-of-century building! Spacious 2,700sf – 4,100sf, three to five bedroom homes plus penthouses with private terraces. Italian “Arclinea” kitchen, stone baths, high ceilings, and wide-plank wood floors. Expert workmanship! Doorman condo. Common roof deck. Last of its kind! Priced from \$1,900,000. Helene Luchnick. 212-965-6008. web #534081.

The complete offering terms are in an Offering Plan available from the sponsor. CD #02-0050



Reade Street • TriBeCa • 5,200sf+ • The Cary Building! In the heart of TriBeCa's historic district is New York City's most beautiful cast iron building. The top 2 floors have been transformed into 2 extraordinary duplex penthouse lofts. Both homes custom crafted with remarkable finishes highlighted by wood-burning fireplaces, soaring ceilings, spacious roof decks with dramatic views! • \$5,000,000/\$5,350,000 • Natalie Rakowski • 212-769-9892

The complete offering terms are in an Offering Plan available from the sponsor. CD #02-0083

Note: Square footage in all property listings is approximate.



The Dance Building • West 19th Street • Chelsea's most exciting new condo development. Half and full floor residences 2,200sf – 5,300sf, each with private balcony or terrace. Breathtaking views from 53' wall of windows. Imported Bulthaup kitchens with Thermador, Sub-Zero and Bosch appliances. Lavish Master bath with custom vanity, steeping tub, separate shower. Smart Wired! Priced from \$1,470,000. Natalie Rakowski. 212-769-9892. web #175184, 175181, 175185, 550419.

The complete offering terms are in an Offering Plan available from the sponsor. CD# 01-0144

**“NEW YORK WILL BE A GREAT
PLACE WHEN THEY FINISH IT.”**

—LOCAL SAYING



Walker Street • Classic TriBeCa Lofts • Remarkably proportioned 4,800sf – 7,700sf full floor loft residences. State-of-the-art kitchens include Viking/Miele appliances. Limestone master baths with flat screen TV. Finishes include custom cabinetry, stonework and lighting. Huge mahogany windows, cherry floors, very high ceilings and wood-burning fireplace. Priced from \$3,050,000. Iva Spitzer. 212-769-9827. web #522033.

The complete offering terms are in an Offering Plan available from the sponsor. CD# 01-0056

NEW DEVELOPMENTS

Davenport Lofts on Main Street • New Rochelle • Soho style in a convenient suburban setting. True lofts in a meticulously restored Beaux-Arts building with 14' ceilings, 10' windows, and wood floors. These live/work residences range from 850sf – 1,800sf including penthouses with private terraces and water views. Gourmet kitchens with mahogany cabinetry, slate counters, and stainless steel appliances. Luxurious baths with Halila stone and floating mahogany vanities. Amenities include concierge, fitness center, and business center. Guaranteed parking. Priced from \$225,000. On-site sales center open 7 days. For appointment call 914-637-0300.

The complete offering terms are in an Offering Plan available from the sponsor. CD# 01-0232





The Fulton—Chambers Building • Fulton Street • Luxuriously affordable 2 bedroom/2 bathroom lofts in historic cast iron building. Sparkling renovation by one of New York's best contemporary designers. Large living/dining area with approximately 10' ceilings, 4" oak floors, Pella windows. Chef's kitchen with custom cabinets, granite counters and stainless appliances. Master suite with marble bath, washer/dryer, separate storage. Three bedroom penthouse duplexes with double-height living room, private terrace, roof deck and fireplace. Convenient to transportation. From \$675,000—\$1,495,000. Lucy Aceto/Galit Levy. 212-965-6017. The complete offering terms are in an Offering Plan available from the sponsor. CD# 02-0189



West 18th Street • Prime Chelsea • Elegant new construction of eight full floor loft style residences with high ceilings, floor-to-ceiling windows, oak floors, granite kitchen with Bosch and Sub-Zero appliances, and double sink spa-like master baths. Key-locked elevator, four exposures, terrace, and central air conditioning. Sophisticated slate and wood lobby. Only 2 lofts remaining. 2,606sf – 2,725sf. Priced from \$2,550,000. Contact Shaun Osher. 212-965-6032. web #521350/521351.

The complete offering terms are in an Offering Plan available from the sponsor. CD# 01-0175

EXCLUSIVE PROPERTIES IN JACKSON HOLE, WYOMING



The Tree House • Tucked into a private forested site at the end of a quiet cul de sac, this magnificent 7 bedroom residence borders protected open space with phenomenal views of the Grand Teton and the Teton mountain range. The home features a large master bedroom/sitting room suite, an adjacent private office, a great room in the truest sense of the term, a large dining room and a state-of-the-art kitchen which opens to the breakfast room. This house is part of the exclusive Indian Springs Ranch with over 640 acres of open space to ride horses, fish, cross country ski, play tennis, enjoy the pool, or just relax and appreciate all the beauty Jackson Hole has to offer. Entertaining features include a 12+ seat



home theater, a recreation room, a wet bar with wine chiller, and a wine cellar with dumbwaiter. An attached guest house or caretaker suite includes a kitchen/living/dining room combination that can be used in conjunction with 1–3 guest bedrooms. This architecturally dramatic creation will bring your Jackson Hole dreams to life. web #4098



Opportunity at Spring Creek Ranch/Amangani • A wonderful opportunity to be associated with the exclusive Amangani Lodge at Spring Creek Ranch. Choose your special site, then create a private home utilizing the world renowned talents of Ed Tuttle, one of *Architectural Digest's* top 100 architects. Beautiful, sweeping views of the magnificent Teton Range. Excellent service and amenities, significant rental potential—all can be yours in a peaceful, exclusive setting in the “Homes of Amangani.” web #5326

**FOR A REVIEW OF THE EXCLUSIVE PROPERTIES NOW AVAILABLE IN JACKSON HOLE,
CALL 877-739-8170 FOR OUR REAL ESTATE PACKET #TD-03**

TED DAWSON, ASSOCIATE BROKER
WWW.AHOMEINJACKSONHOLE.COM • TED@JHREALTY.COM



SHOULD YOU SELL FIRST OR BUY FIRST?

It depends on your personal situation. Here are issues to consider and tips to help:

IF YOU SELL (OR GO TO CONTRACT) FIRST...

This is the ideal way to move from one home to another because:

It helps you determine what to buy Properties are often worth more than you think, so selling yours first gives you a realistic indicator of what you can spend on the next home.

You avoid some financial risk With cash in the bank or promised at closing, you can go to contract on your next home knowing how much equity you have to spend.

You won't miss your dream home You are in the enviable position of being able to snap up the perfect space when you find it. By acting with financial confidence, a seller will feel secure accepting an offer from you—a distinct advantage if there are multiple bids.

IF YOU BUY FIRST... If you find the perfect place, but must sell in order to close on your new home, consider that:

You could wind up holding two homes Depending on the market conditions, it may take some time to sell your existing home, thus adding monthly expenses.

You may need interim financing You can get it with a bridge loan, a short-term loan designed to give you the cash to buy a new home while you wait for the old one to sell. But it's expensive: Bridge-loan interest rates are always higher than conventional loans, sometimes by as much as four points.

Getting board approval may be more difficult A board will scrutinize your financial situation more closely than a bank will and may feel that owning two properties is a financial burden.

IN A PERFECT WORLD, GO FOR THE SIMULTANEOUS TRANSACTION

Steps for coordinating simultaneous buy/sell closings:

- 1. Make the price right** Experienced real estate agents know that pricing is not a science but a skill. Find an agent who is expert in pricing and ask for a Comparative Market Analysis (CMA), which will point you to where your property stands competitively in the marketplace. (A CMA should be based solely on sold and closed property histories; Douglas Elliman holds the city's largest database from which to draw this information.)
- 2. Get pre-approved for a mortgage** You (and the seller) want to know in advance what size loan you qualify for, so you can move quickly when you need to.
- 3. Begin looking for your new home** Develop a relationship with a real estate agent and start looking before you put your current home on the market. You will develop a better sense of what your place is worth as well as what properties are available in your price range.
- 4. Structure your offer on your new home wisely** Negotiate a closing date that is far enough in the future to give you time to sell your existing home.
- 5. Work closely with your real estate agent as the deal comes together** Agents know numerous real estate attorneys and mortgage brokers. Ask for a list of these professionals and interview them.

RENTAL PROPERTIES

living in new york



Seventh Avenue • Chelsea's Best • 8 rooms • This extraordinary triple-mint duplex offers 2,000sf inside, 750sf of dramatic terraces, 4 bedrooms/3 bathrooms, high ceilings, north and west exposures, central air, beautifully renovated kitchen, designer staircase, washer/dryer, oversized windows, and additional loft-like details. *Rarely available penthouse with champagne taste and spectacular views!* • \$20,000/month • Nan Schiff/Ed Blankenship • 212-727-6128 • web #550960



East 60s • Pre-war off Fifth Avenue • Characterized by its turn-of-the-century classic European floor plans and ideal Upper East Side location, this superbly renovated 1913 building offers 24-hour doorman and elevator service. These restored grand apartments feature large foyer, wood-burning fireplaces, oversized bay windows, crown moldings, high ceilings, French doors, huge eat-in-kitchen and walk-in-closets. Two to five bedrooms available. • \$4,500-\$35,000/month • Michael Shvo • 212-891-7700/917-841-4555 • web #552687

RENTAL PROPERTIES



East 66th Street • 2,500sf • Madison Avenue • Steps from Central Park and Madison Avenue shops. 24-hour doorman and attended elevator. Restored to original grandeur with modern amenities. Marble bathrooms, soundproof windows. A renovated eat-in-kitchen with top of the line appliances. All apartments are 7 rooms with 3 bedrooms, formal dining room, maid's room and wood-burning fireplaces. *A Candella masterpiece.* • From \$12,500/month • Stephen Kotler, The Kotler Group • 212-350-8509 • web #550970

East 82nd Street • Move right in and imagine yourself in Notting Hill in this English-style, 8 room single family home with private planted garden. Lovingly restored 1863 original detail, parquet, plasterwork, marble mantles, wood-burning fireplace, as well as renovated bathrooms and new cook's kitchen make this a comfortable refuge in the heart of the Upper East Side. Great location near the Metropolitan Museum, Central Park, fine restaurants, many excellent private schools and best of all, in the P.S. 6 school district. • \$16,000/month • Walanne Steele • 212-350-8561/917-921-8382



West 69th Street • Stunning 4-5 bedroom house featuring: gourmet kitchen, washer/dryer, huge dining area, large family room, master bedroom with his and her bathrooms, landscaped garden. All of this in mint condition and just steps from Central Park. *House Beautiful* • \$15,000/month • Arthur Fenton • 212-350-8516/917-846-4019 • web #534952

East 62nd Street/East 66th Street • Various • 1, 2, 3 and 4 bedroom apartments available in full-service luxury doorman buildings in prime Upper East Side locations. Many features: 9'-10' ceilings, crown mouldings, washer/dryer, outdoor space and garage. *Spacious Luxury* • \$2,400-\$15,000/month • Arthur Fenton/Teresa S. Wuest • 212-350-8516/212-350-8533

Note: Square footage in all property listings is approximate.

LONG ISLAND

living in new york



Upper Brookville • Impeccably restored Scottish Manor on 19.6 divisible Upper Brookville acres. Palatial rooms with intricate ceilings, moldings, floors, gourmet kitchen, master suite, 7 family bedrooms with bathrooms, separate service quarters and guest suite. Formal gardens, guest cottage, carriage house. *Perfection Personified! A rare jewel! A must see!* • \$15,000,000 • Locust Valley Office • 516-759-0400



Port Washington • Breathtaking water views and sunsets from special Victorian, just steps from picturesque Mill Pond is the perfect blend of yesteryear and today. Gracious living room with fireplace, formal dining room and family room with fireplace. Gourmet kitchen boasts Cherry wood cabinets, granite countertops and top-of-line appliances. Central air conditioning and central vacuum. All this plus 50' x 100' building lot. *A dream come true.* • \$1,295,000 • Port Washington Office • 516-944-2852

Note: Square footage in all property listings is approximate.



Centre Island • Les Mouettes • The finest prime waterfront currently available on Long Island's North Shore. Located in the exclusive enclave of Center Island sits "Les Mouettes", a French Normandy Villa. Former Phipps Estate. Situated on 600' of waterfront on 9 potentially divisible acres with spectacular views of Long Island Sound from every room. • \$8,100,000 • Locust Valley Office • 516-945-0230/ 516-945-0267 • web #de04762



Glen Head • Ideally situated at the end of a quiet country lane, a picture perfect sunfilled 4 bedroom farm ranch in the North Shore School District. One+ level secluded acre with flowering trees, perennial gardens and a stone fishpond. *Country comfort.* • \$999,999 • Locust Valley Office • 516-759-0400 • web #de04936



Glen Cove • Stunning 4 bedroom colonial set on beautifully landscaped .5 acre at end of cul de sac. Built in 1995, there are many modern-day amenities. Rooms that are open and airy. Provides wonderful flow for entertaining. Also enjoy a full, finished basement with 9' ceilings. *Country living in Glen Cove.* • \$939,000 • Locust Valley Office • 516-759-0400 • web #de04879



Manhasset • Stately 10-room Tudor accented with the flavor of Tuscany. Entry foyer with majestic staircase, sunken living room, terrazzo dining gallery, gourmet eat-in-kitchen, office with private bathroom, maid's room and bathroom, 30' x 30' family room with fish pond, master suite plus 2 bedrooms and bathroom. Lush acre+ with in-ground pool • \$2,850,000 • Manhasset Office • 516-627-2800 • web #de04881

LONG ISLAND



“NO MATTER WHERE YOU SIT IN
NEW YORK YOU FEEL THE
VIBRATIONS OF GREAT TIMES
AND TALL DEEDS”

—E. B. WHITE

Lattingtown • Manor House • New, spectacular, all brick 7,300sf set on 4 level acres in prestigious, extremely desirable community of grand homes. Elegant 7 bedroom/5.5 bathroom, magnificent 2-story domed entry with bridal staircase. Spacious but warm, ideal flow for gracious family living and sophisticated entertaining. *Unique opportunity and value!* • \$2,700,000 • Locust Valley Office • 516-759-0400



Lattingtown • Combination of luxury, privacy and recreation is the hallmark of this 10,600sf Georgian colonial set on 4 enchanting acres. Two years young, captivating and flowing colonial features top amenities, 6 bedroom/5.5 bathroom, country kitchen, library/billiard room, play/exercise center, racquetball court and separate 2 bedroom guest suite. *A country estate.* • \$4,300,000 • Locust Valley Office • 516-759-0400 • web #de04855



Sands Point • The serenity of Long Island Sound, with added majestic views of sunsets and bridges, envelops this special luxury estate. Dramatic principal rooms, 4 second-story bedrooms, including incredible master suite with his and her granite bathrooms and separate suite for *au pair*/guests. Pool, tennis, private beach privileges. A true Hamptons alternative just 36 minutes from New York City. • \$4,150,000 • Port Washington Office • 516-883-5200 • web #de04617



Sea Cliff • Enjoy magnificent winter views from this 1875 Queen Anne “Cottage”. The reception rooms have lovely parquet floors, cozy nooks and lots of charm throughout. There are 5 bedrooms/2.5 bathrooms and a solar hot water system. The comfortable cottage above the garage has wonderful water views of Long Island Sound. *Vintage Victorian*. •\$850,000 • Locust Valley Office • 516-759-0400 • web #de04976



Mill Neck • Nestled under the trees sits this 1938 Munsey Park colonial. Inviting center entry leads to a living room with a fireplace, dining room, den and powder room. An eat-in kitchen and skylit sun room overlook the rear property. Master suite with full bath plus three family bedrooms and hall bath. *Old World craftsmanship throughout* • \$979,000 • Manhasset Office • 516-627-2800 • web #de04997



Manhasset • Great attention was given to detail in this up-to-the-minute home in desirable Strathmore Village. This bright and sunny expanded ranch offers four bedrooms, three bathrooms, a family room and a fabulous kitchen with granite counter-tops. New windows, vaulted ceilings, central air, a four-zone heating system, an inground sprinkler and much more! • Manhasset Office • 516-627-9285



Mill Neck • Exquisite center hall colonial on 3 breathtaking waterfront Mill Neck acres. Spectacular center island granite kitchen, luxurious marble bathrooms and dramatic entertaining rooms complete this showcase. Stunning master bedroom with private deck overlooking best view. *A waterfront showcase*. • \$2,495,000 • Locust Valley Office • 516-759-0400 • web #de04867

LONG ISLAND



Sands Point • For those who treasure privacy: nestled on over 2.7 lush acres including rose-covered arbors, pool/hot tub, fully equipped 1 bedroom pool house with fireplace, stables, tack room and waterfront beach ownership. Vanderbilt carriage house has spacious great room with fireplace, 4 bedrooms/3.5 bathrooms. Idyllic as is, or perfect spot for 21st century "Vanderbilt" mansion. *Rare find.* • \$1,900,000 • Port Washington Office • 516-944-2848 • web #de05000



Oyster Bay Cove • Nestled in historic Oyster Bay Cove rests a 6 bedroom/ 6 bathroom country chic estate on 4+ verdant acres caressed by 330' of dramatic waterfront with exceptional deepwater dock. Extraordinary luxury: in-ground gunite heated pool, spa, tennis, 1 bedroom and bathroom, guesthouse and lush gardens. *Unparalleled waterfront.* • \$9,999,000 • Locust Valley Office • 516-759-0400 • web #de04909



Upper Brookville • Situated on 15 glorious usable private acres this Georgian brick colonial designed by Bradley Delehanty. Built in 1924 with classic lines, meticulous architectural details, 6 fireplaces and high ceilings. Pool, pool house, tennis court and formal gardens complete this exceptional offering. *Opportunity knocks!* • \$4,400,000 • Locust Valley Office • 516-759-0400 • web #de04815



Plandome • Lovely, treed property provides a secluded setting for this 5,400sf colonial. Sunken living room, wraparound decking from eat-in-kitchen and family, master wing with beamed cathedral ceiling and fireplace, 4 additional bedrooms/ 3 bathrooms, billiard room and greenhouse. *Exceptional custom living space!* • \$1,690,000 • Manhasset Office • 516-627-2800 • web #de04785



Glen Cove • Special 4 bedroom/3 bathroom brick and shingle colonial boasts elegant living room with fireplace, formal dining room, gourmet kitchen. Delightful sun room overlooking heated pool, jacuzzi and brick patio. New tumbled marble bathrooms. Large property. Landscaped garden. Beach rights. Many extras. *Baxter Estates classic.* • \$949,000 • Locust Valley Office • 516-759-0400



Glen Cove • Legends Yacht and Beach Club, set on the grounds of the former Arthur Loew waterfront estate. Built in 2000, this 4 bedroom/3.5 bathroom colonial is sited on a glorious, private 1+ acre. Marina with private boat slip, pool, year-round tennis, beach, spectacular club house on Long Island Sound with gym, billiard room, fully-equipped kitchen, bar, 2 fireplaces and card rooms. *Perfect* • Price upon request. • \$1,650,000 • Port Washington Office • 516-883-5200 • web #de04796



Sands Point • Magnificent center hall colonial painstakingly restored with museum quality craftsmanship and extraordinary interior features: grand entry, handsome library with tin ceiling, sumptuous gourmet kitchen adjacent to light-filled vaulted family room overlooking park-like grounds. Formal dining room and living room, fireplace, master bedroom and bathroom, oversized family bedroom and bathroom. Lower level with guest suite, wine cellar and recreation area. • \$1,950,000 • Port Washington Office • 516-944-2840

LONG ISLAND



Mill Neck • F. Scott Fitzgerald... Could have written forever in this magical 1903 classical Gold Coast private retreat. Five+ acres, 4 fireplaces, outstanding period accoutrements and stunning water views over Oyster Bay Harbor. Complete with 3 bedroom guesthouse with fireplace. Drop your mooring right out front. *Must see to appreciate.* • \$3,999,000 • Locust Valley Office • 516-759-0400 • web #de04490



Plandome • The charm and elegance of a bygone era is captured in this lovingly maintained brick center hall colonial. Sited on the finest street in the incorporated village of Plandome, this stately residence boasts fine architectural detailing and a rare 3/4 acre flat lush property. *An idyllic setting.* • \$2,475,000 • Manhasset Office • 516-627-9209 • web #de04988



Port Washington • French Normandy Tudor is abound with architectural details of yesteryear combined with amenities you've come to expect today. Sunken 25' living room, banquet-sized dining room, sunny family room with vistas of golf course, fabulous eat-in-kitchen, and romantic master with fireplace and 3 bedrooms. Three fireplaces, leaded glass windows, beamed ceilings, cherry wood moldings, central air conditioning, beach and mooring rights. *Won't last!* • \$999,000 • Locust Valley Office • 516-944-2874 • web #de04956



Plandome • This totally renovated home offers center entry foyer, living room with fireplace, dining room, gourmet eat-in-kitchen with center isle, skylit family room. Fabulous master suite plus 2 bedrooms and a new hall bathroom. New windows, heat, brick courtyard, central air and sprinkler system. *Handsome center hall colonial sure to impress!* • \$1,125,000 • Manhasset Office • Douglas Elliman • 516-627-2800 • web #de04971



Brookville • Custom built brick colonial in pristine condition tucked away on 2+ acres in coveted Jericho school district. Large rooms flooded with light and free flowing; perfect for entertaining. Fireplaces in den, library and master bathroom. Center island, eat-in-kitchen, master bedroom with marble bathroom, 3 family bedrooms and maid's room. Views of picturesque pond from decks. *Country French*. • \$2,425,000 • Locust Valley Office • 516-759-0400 • web #de04880



Upper Brookville • 8,000sf 7 bedroom/6.5 bathroom, architectural brick classic sited on 6.5 acres. Estate entrance with serpentine drive and babbling brook. Spectacular collection of marble, granite, moldings and state-of-the-art systems. Gentlemen's cabana, tennis, in-ground pool with waterfall complete this hideaway. *European manor masterpiece*. • \$4,295,000 • Locust Valley Office • 516-759-0400 • web #de04980



Manhasset • Beautiful center entry colonial is set on quiet treed Munsey Park street. Large eat-in-kitchen and enclosed sunroom overlook private rear yard. Oversized living room leads to family room. Formal dining room and new marble bathroom complete the 1st floor. Four bedrooms and new bathroom on 2nd. Full basement with storage and play area. • \$1,095,000 • Manhasset Office • 516-627-2800 • web #de04972



Sands Point • Nestled on lush private acre, this spacious brick center hall ranch boasts very large principal rooms, modern kitchen with granite countertops and oversized family room. Four bedrooms, finished basement with high ceilings, 2 office/all-purpose rooms, each with a bath and entrance to beautifully landscaped pool setting. Membership in Sands Point Village Club available. *Ideal for entertaining*. • \$1,399,000 • Port Washington Office • 516-883-5200 • web #de04968

THE HAMPTONS



East Hampton • A rare opportunity. This 5-acre island located in Three Mile Harbor sits at the gateway to one of the most beautiful harbors on the East Coast. Complete with a charming cottage that reflects the rich history of this East End boater's paradise. Build a dream house and create a unique island getaway. Co-Exclusive • *Own an island* • \$3,995,000 • Sag Harbor Office • 631-725-0200 • web #45399



East Hampton • Georgica Traditional • Spacious flow and gracious living space highlight the impeccably detailed interior to this timeless traditional. Six bedrooms, including master with a fireplace and French doors leading to extensive mahogany decking, 7.5 bathrooms, and staff quarters. Step from the wrap around porch into the ultimate privacy of 2.1 park-like acres, offering gunite pool, jacuzzi, tennis court and 2-car garage. Exclusive • \$5,200,000 • Bridgehampton Office • 631-537-5900 • web #44661



Southampton • A country retreat in every way. This striking 11,000sf home has a total of 9 bedrooms including master suite, 3 en suite bedroom guest wing and 2 staff bedrooms. Amenities include elevator, conference room, library, 2 offices, gym, media room and grand public spaces including 2 formal living rooms and formal dining room. The 2.4 private acres has heated gunite pool and is close to ocean and Village. Co-Exclusive • *Grand amenities in Fordune* • \$6,995,000 • Southampton Office • 631-283-4343 • web #45721



East Hampton • A gated entry leads to this spectacular 8,500sf residence featuring a grand entrance foyer with dual staircases, spacious reception rooms, professional kitchen and an elevator to 6 bedrooms, including a lavish master suite, and 7 full bathrooms and 2 half bathrooms. Outstanding ocean views from mahogany decks, ample entertaining areas, lush lawns and spectacular gardens on 2.3 acres. Includes a gunite pool, poolhouse plus Har-tru tennis court. Exclusive • *Gracious estate steps from ocean* • \$9,999,000 • East Hampton Office • 631-329-9400 • web #47604



Sagaponack • Overlooking 30-Acre Reserve • Restored south of the highway farmhouse with 4 bedrooms, 2.5 bathrooms, large living room with fireplace, dining room and country kitchen. With beautiful gardens, gunite pool, spa and tennis the 2.6 acres offers an enchanting and private retreat. Exclusive • \$3,250,000 • Bridgehampton Office • 631-537-5900 • web #49367



Sagaponack • Private Oceanfront • This 4 bedroom, 4 bathroom Contemporary features living room with fireplace, fully-equipped kitchen, oceanfront pool and hot tub and many other amenities. Situated on a private road with a private walkway to the ocean. Splendid ocean views from every room. Exclusive • \$4,900,000 • Bridgehampton Office • 631-537-5900 • web #49375



Southampton Village • One acre property affording privacy and tranquility with an array of magnificent trees, flowering shrubs and perennial gardens. Main house has been totally decorator renovated and features 4 ensuite bedrooms including master, formal dining room, living room with fireplace, grand public spaces for entertaining, library/study, state-of-the-art kitchen and staff quarters. Heated pool and secluded pool house complete this offering. Co-Exclusive • *Stately elegance.* • \$4,350,000 • Southampton Office • 631-283-4343 • web #35029



Hampton Bays • Elegant gated bayfront estate superbly sited on 1.6 acres, boasting 175' on Shinnecock Bay and views of the ocean. Completely renovated with 5 bedrooms, 5.5 bathrooms, mahogany and bluestone decking, heated gunite pool and children's gunite pool with jacuzzi. Classic new 2-story guest house with 2 bedrooms and 1.5 bathrooms. Truly a magnificent property. Exclusive • *Spectacular waterfront estate.* • Price upon request. • Southampton Office • 631-283-4343 • web #50029

LONG ISLAND



Lloyd Neck • Enjoy 1925 European manor overlooking Cold Spring Harbor. Wiggle your toes in the 650' of sandy beach, dock your yacht at the 125' dock and luxuriate on 6+ acres with English gardens, greenhouses, in-ground pool and cottage. Interior exudes warmth and graciousness. Impressive 3 story entry hall, gourmet eat-in-kitchen with conservatory, library, garden room with hot tub. Waterfront Sunsets • \$19,999,999 • Locust Valley Office • 516-759-0400 • web #de04860

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Westside
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New York, NY 10023
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Downtown
26 West 17th Street
New York, NY 10011
212-645-4040

Greenwich Village
137 Waverly Place
New York, NY 10014
212-675-6980

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90 Hudson
New York, NY 10013
212-965-6000

International
60 East 56th Street
New York, NY 10022
212-702-4000

Rentals
3 East 54th Street
New York, NY 10022
212-350-8500

Property Management
675 Third Avenue
New York, NY 10017
212-370-9200

Locust Valley
71 Forest Avenue
Locust Valley, NY 11560
516-759-0400

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Manhasset, NY 11030
516-627-2800

Port Washington
551 Port Washington Boulevard
Port Washington, NY 11050
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Corporate Office
110 Walt Whitman Road
South Huntington, NY 11746
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Babylon
8 Little East Neck Road
Babylon, NY 11702
631-422-7510

Bayside
215-45 Northern Blvd.
Bayside, NY 11361
718-631-8900

Bridgehampton
2488 Main Street
P.O. Box 1251
Bridgehampton, NY 11932
631-537-5900

Cold Spring Harbor
44 Main Street
Cold Spring Harbor, NY 11724
631-692-5400

Commack
6524 Jericho Turnpike
Commack, NY 11725
631-499-4100

Dix Hills
480 East Jericho Turnpike
Dix Hills, NY 11746
631-427-9191

East Hampton
3 Railroad Avenue
East Hampton, NY 11937
631-329-8037

East Islip
100 West Main Street
East Islip, NY 11730
631-581-8855

East Meadow
2373 Hempstead Turnpike
East Meadow, NY 11554
516-794-7799

East Norwich
6326 Northern Blvd.
East Norwich, NY 11732
516-624-9000

Franklin Square
390 Franklin Avenue
Franklin Square, NY 11010
516-354-6500

Hampton Bays
14 West Montauk Highway
Hampton Bays, NY 11946
631-723-2721

Huntington
156 East Main Street
Huntington, NY 11743
631-549-4400

Locust Valley
Birch Hill Road
Locust Valley, NY 11560
516-759-1110

Manhattan
51 East 10th Street
New York, NY 10003
212-995-5357

Massapequa
5066 Sunrise Highway
Massapequa Park, NY 11762
516-795-3456

Massapequa South
4804 Merrick Road
Massapequa, NY 11758
516-798-1353

Medford
2222c Route 112
Medford, NY 11763
631-758-2552

Merrick
2314 Merrick Road
Merrick, NY 11566
516-623-4500

Miller Place
275-23 Route 25A
Miller Place, NY 11764
631-474-4242

Northport
700 Fort Salonga Road
Northport, NY 11768
631-261-6800

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781 Old Country Road
Plainview, NY 11803
516-681-2600

Ronkonkoma
4949 Express Drive
North Ronkonkoma, NY 11779
631-585 –8500

Sag Harbor
138 Main Street
P.O. Box 2330
Sag Harbor, NY 11963
631-725-0200

Sayville
301 West Main Street
Sayville, NY 11782
631-589-8500

Seacliff
400 Glen Cove Avenue
Seacliff, NY 11579
516-759-0340

Selden (Mid-Suffolk)
280 Middle Country
Selden, NY 11784
631-698-1100

Setauket
750 Route 25A
East Setauket, NY 11733
631-751-6000

Southampton
70 Jobs Lane
Southampton, NY 11968
631-283-4343

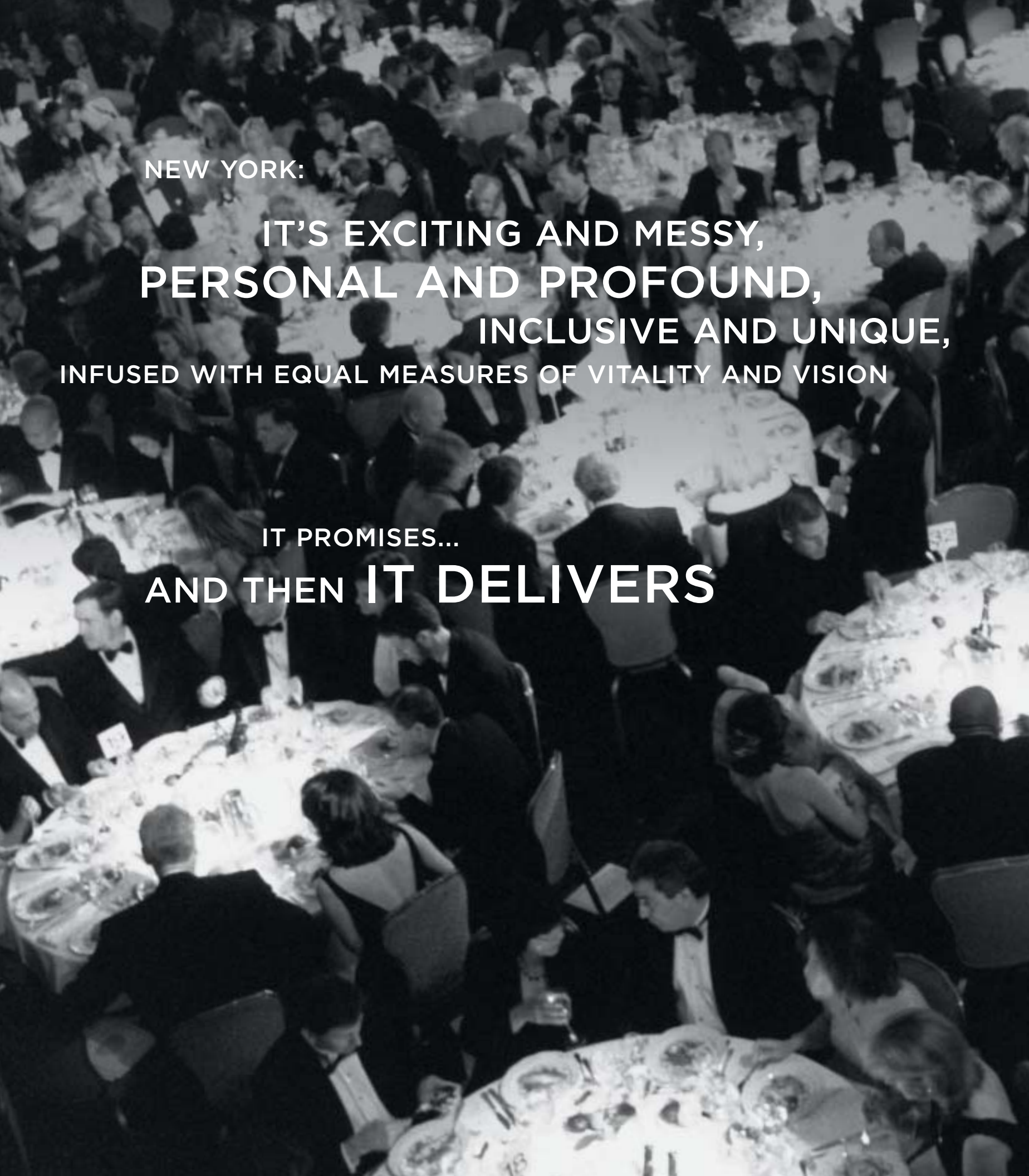
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53345 Main Road/Route 25
P.O. Box 1145
Southold, NY 11971
631-765-5903

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996 Jericho Turnpike
Smithtown, NY 11787
631-543-9400

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631-584-7000

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