

The New York Times HOMES

A SPECIAL ADVERTISING SUPPLEMENT TO THE NEW YORK TIMES

INSIDE THIS ISSUE: *A Timeless Charm*

8
2025



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Valley

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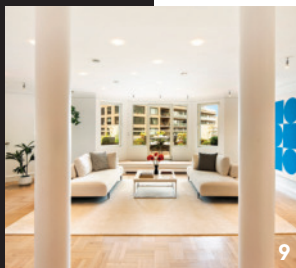
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320 East 72nd Street, PHB
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1349 Lexington Avenue, 8C
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60 Collister Street, 4A
Tribeca 5BD 5BA PH condo with terrace, tall windows & private pkg. \$12,500,000. Cornelia Van Amburg 917.434.1821



295 Breezy Way, Lawrence
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160 Riverside Drive, 12D
Loft-like corner with amazing northern views. 2BD 2BA in FS pre-war co-op. \$1,895,000. Pamela D'Arc 917.509.8315



201 East 62nd Street, 14C
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135 East 71st Street, 9D
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\$7,450,000. John Barbato 917.254.7630



35 East 12th Street, 8C

Light-filled GV authentic loft. 3BD 2BA
& a private roof deck. \$4,195,000.
Jeanne Kempton 917.322.9738



120 East 90th Street, 9E

Sunny & spac crnr condo convertible
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Maryela Schwartz 917.561.9946



993 Fifth Avenue, Floor 4

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6BD 6.5BA. \$15,995,000 Melissa Kaiser +
Cindy Miao 917.628.8555



15 William Street, 7H

Financial District spacious 2BD 2BA
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\$1,499,000. Tracie Golding 917.837.1918



45 East End Avenue, 10F

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2BA & W/D. FS, white glove co-op.
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modern Bay Ridge condo. \$1,099,000.
Athena Salavantis 917.992.4905



211 Elizabeth Street, 3S

Bespoke Roman & Williams 1BD 1.5BA
condo with woodburning flplc. Gorgeous.
\$3,500,000. Mary Ellen Cashman 917.710.2655

The New York Times HOMES



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PAGE 8 *A Timeless Charm*

ON THE COVER:

Peaceful Valley

Lehigh Valley, PA

Listed by Nancy W. Ahlum, Associate Broker
(610) 360-7224 | ahlum@aol.com

Captivating panoramas unfold through walls of glass, perfectly positioned in a stunning array of interior and exterior spaces. Surrounded by 53 acres of woods, wild-flower fields, multiple streams plus a lake and a pond, the distinctive design of this home creates one of the most noteworthy properties to ever have come on the market. Spectacular architectural elements and a unique composition of finishes and features are executed with exceptional craftsmanship and a timeless design. Contemporary vaulted spaces are blended with sophisticated details resulting in a whimsical and inviting ambience. A fabulous interior with reclaimed wood produces a soaring grandeur that leave you breathless. This home presents marvelous architectural features at every turn, dramatically combining space, light and imagination.

Offered for \$3,995,000

1 HOMES *jupiter island*



A Boutique Collection of Twenty Six Oceanfront Homes

Developed by Fontainebleau Development in partnership with Starwood Capital Group, 1 Homes Jupiter Island offers luxury living on the Atlantic Ocean with private beach amenities. Each three- and four-bedroom residence seamlessly blends natural beauty with a timeless design and has ocean to intracoastal views.

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Residences starting from \$11 million

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A Timeless Charm

The season of warmer days awakens an interest in quality homes in prestigious communities. This month's selection of elegant properties in Manhattan, Brooklyn Heights, Old Greenwich in Connecticut and Jupiter Island in South Florida showcase serene spaces, breathtaking views and moments of architectural brilliance.

7 MacDougal Alley, Greenwich Village

Built in 1899 along one of Manhattan's most picturesque cobblestone carriage lanes, this 24-foot-wide town house, located just off MacDougal Street, was once a working carriage house and later used as an artist studio. Once a quiet mews, this home is now in a vibrant, bustling neighborhood in Greenwich Village just north of Washington Square Park. The town house offers a private rooftop terrace, garden patio and parking with a double-height living room adorned with 10-foot-tall windows. It was once occupied by American modernist sculptor Gaston Lachaise, during the same period of time when artists Jackson Pollock and Isamu Noguchi worked just down the street. Later, Jeff Koons used the space as both his artistic studio and office.

On the market for \$19,950,000, the location was reimagined by acclaimed architect Annabelle Selldorf. Her design includes an expansive entertaining space and an improved indoor-outdoor flow. A dramatic light-filled staircase acts as both a functional and sculptural centerpiece in the immense living room.

"Properties in this price range in Greenwich Village are rare, but what makes 7 MacDougal Alley even more distinctive is its one-bedroom, two-bathroom layout," said Tim Malone, sales agent with Compass. "It's a true town house with architectural pedigree, outdoor space and parking that was artfully reinvented by Annabelle Selldorf for contemporary living — tucked away in one of the most private and charming streets in Downtown Manhattan."



Image: COMPASS | Evan Joseph

33 Park Row, Penthouse One, Financial District

Strategically located at the intersection of three of the most desirable neighborhoods in Manhattan — TriBeCa, the South Street Seaport and the Financial District — this four-bedroom, four-and-two-half-bathroom duplex offers 3,534 square feet of high-ceiling living space. Highlights include a private terrace and breathtaking views of TriBeCa and a verdant City Hall Park from the 17th and 18th floors. Designed by the late Pritzker Prize-winning architect Richard Rogers, some of the amenities in this boutique-scale 30-unit building include a massive 600-square-foot two-story loggia terrace, a fitness floor with park views, a screening room, a hobbies room and a resident lounge with kitchen.

The top two residential floors of the building are on the market for \$13,750,000 as the pinnacle penthouse. “This is the first and last Richard Rogers-designed residential building in the nation,” explained Leonard Steinberg, head of Compass’s Leonard Steinberg Team, consistently ranked as one of the nation’s top real estate teams.

“Trademark elements of his design sensibility are seen throughout, especially the instant classic modern facade with exposed steel beams and copper accents reminiscent of One Hyde Park in London and One Monte Carlo in Monaco. Double-height ceiling loggias are extremely rare and afford voluminous outdoor space that is usable year-round in almost any weather conditions. Park-front properties with protected views and exceptional light are always difficult to find — there is only one top floor penthouse in this building, making this even more scarce.”



Image: Brown Harris Stevens

OPPOSITE: 7 MacDougal Alley

ABOVE LEFT: 33 Park Row, Unit PH1

ABOVE RIGHT: 240 West 123rd Street

240 West 123rd Street, South Harlem

Cielo is the name of the new four-bedroom, four-bathroom, four-level contemporary town house condominium with a private rooftop terrace that came on the market at \$4,375,000 for the first time earlier this year. The sheer vertical volume of the home is striking, with a primary living space boasting 25-foot ceilings. A secondary bonus space, which can accommodate either a home gym or a media room, receives a bounty of natural light through a two-story wall of south-facing glass. Features like a private elevator serving every floor are rare for the area, as is the rooftop terrace, which offers expansive views over a rich, diverse tapestry in Harlem and the city beyond. There is also a balcony off the kitchen that is the ideal setting for morning coffee or evening cocktails.

The location is just a few blocks from Marcus Garvey Park and close to both Morningside and Central Parks, offering easy access to green spaces. “There’s a real sense of community here, with tree-lined streets and a mix of beautifully restored brownstones and new developments,” said Candice



Image: Evan Joseph



Image: The Harper

ABOVE LEFT: 27 W 67th Street 2FE

ABOVE RIGHT: The Harper

OPPOSITE: The Watermark at Brooklyn Heights

Milano, associate broker with the Milano-Rambarran team at Brown Harris Stevens. “The thriving local culture blends Harlem’s rich history with fresh energy from artists, entrepreneurs and families who call the neighborhood home. The neighborhood’s food scene has continued to flourish, with beloved mainstay restaurants like Sylvia’s and Red Rooster, which are now joined by celebrated additions like Contento and Barawine, striking a beautiful balance between heritage and innovation.”

27 West 67th Street, Residence FE, Upper West Side

The landmarked West 67th Street Artists’ Colony Historic District is considered one of the first Manhattan neighborhoods where artists combined their living spaces with their studio spaces, allowing for inspiration to flow at any time of the day. In the heart of the district is 27 West 67th Street, a boutique co-op known for its architecture, tree-lined sidewalks and quiet appeal. It was also once the beloved home of the late Françoise Gilot, prolific painter and author of the memoir “Life with Picasso.”

The seven-room duplex is on the market for \$4.3

million. It spans more than 2,300 square feet with 18-foot barrel-vaulted brick ceilings, exposed brick walls, a wood-burning fireplace and access to the building’s spectacular roof deck overlooking Central Park. In addition to the duplex is an eighth-floor, two-bedroom apartment, which was once used by Madame Gilot as a guest residence and can be purchased separately for \$2.5 million.

Gilot, whose paintings are displayed in the Metropolitan Museum of Art and more than a dozen museums around the world, lived and worked in the light-filled creative sanctuary for 30 years. “It’s one of the most magical blocks in Manhattan — historic, intimate and inspiring,” said Leslie Hirsch, co-founder of the Morrel Hirsch & Advisors Team at Christie’s International Real Estate Group. “She loved painting here because of the incredible light and the balcony, where she could step back and study her work from every angle. The apartment perfectly captures what the team calls bohemian grandeur, a rare blend of dramatic scale, authentic materials and artistic history that feels both majestic and inviting.”

The Harper, 310 East 86th Street, Upper East Side

Located in the heart of the Upper East Side at 310 East 86th Street, The Harper is a new construction condominium designed by architectural firm ODA Architecture in a contextual style meant to harmoniously display the rich architectural history established in this area many years ago. The limestone facade, oversized windows and subtle Art Deco brass accents are clear indications of its subtle sophistication. Offering 63 two-to-four-bedroom res-

Image: The Watermark at Brooklyn Heights



idences, the building is crafted to bring a sense of the outdoors in, with many of the homes featuring expansive terraces connecting interior and exterior spaces. The wide-ranging collection of amenities includes a rooftop terrace with panoramic views, a fully equipped fitness center, a resident lounge, a children's playroom and a children's art room, along with a pet spa, a games lounge, a bike room and a music center with a separate podcast/practice room.

The Harper is almost all sold out of two-bedroom apartments, but there are several three- and four-bedroom apartments remaining. Current pricing starts at \$2.2 million. "We've seen exceptional success at The Harper — our residents appreciate the quality of design, the level of finishes and the building's thoughtful amenities that cater to all family members, creating an ideal environment for both parents and kids that simultaneously offers relaxation and recreation," said Eldad Blaustein, C.E.O. of IGI-USA, the building's developer. "Being in the heart of the bustling Upper East Side offers an unmatched convenience and experience for city living."

The Watermark at Brooklyn Heights

Located in the heart of one of Brooklyn's most treasured neighborhoods, The Watermark at Brooklyn Heights is a premier senior living community offering independent living, assisted living and memory care. Bordering the scenic Brooklyn Heights Promenade, the community captures a distinctive blend of historic elegance and modern urban energy in a refined setting where a busy city life meets

the peaceful charm of a canopy of trees and sweeping waterfront views. Even so, residents are surrounded by a lively assortment of cafés, boutiques and eateries, with stunning views of the Brooklyn Bridge and Lower Manhattan.

Within the community, a wealth of upscale amenities are available for residents at the ready: a fully equipped fitness center, movement studio, indoor swimming pool, art studio, and a spa and salon. Comfort, wellness and enrichment in an elevated and carefully designed environment are very much part of the neighborhood allure. Residents enjoy chef-prepared meals in a variety of dining settings and take part in a rich schedule of cultural, educational and social experiences such as curated art shows, live music performances, and thought-provoking lectures and workshops.

"Our community is a place where seniors can truly thrive by building friendships, pursuing passions and living with purpose," said Jen Tapner, executive director at The Watermark at Brooklyn Heights. "From elegant living spaces to top-tier services, we offer an environment where each day can be as active or relaxing as you choose."

200 Shore Road, Old Greenwich, CT

Located in the Lucas Point section of Old Greenwich, the five-bedroom/six-bathroom Nantucket-style coastal retreat is on the market for \$11,250,000. Besides a private beach and dock a short distance from Tod's Point (a.k.a. Greenwich Point Park) and the Old Greenwich Yacht Club, the owner of this home will enjoy open views of Long Island Sound



ABOVE LEFT: 200 Shore Road

ABOVE RIGHT: 1 Homes Jupiter Island Residences



1 Homes Jupiter Island Residences, Jupiter, FL

Starwood Capital Group and Fontainebleau Development are joining forces to build 26 oceanfront estate residences in a pristine oceanfront location in Jupiter, roughly 30 minutes from Palm Beach. The partnership brings together two industry leaders who are long renowned for their many successful real estate ventures in South Florida and beyond: Barry Sternlicht, chairman and C.E.O. of Starwood Capital Group and Jeffrey Soffer, chairman and C.E.O. of Fontainebleau Development. “This partnership brings together decades of expertise, industry leadership and a shared commitment to excellence,” said Soffer. “We are honored to partner with Starwood Capital in this landmark achievement to make their first foray into oceanfront residential development.”

The development, Starwood's first 1-branded residential project without a 1 Hotel, will consist of several expansive three- to four-bedroom residences ranging from 4,000 to 6,000 square feet along with a limited collection of beach houses, each featuring its own private pool and hydrotherapy spa. There are also penthouses that will have their own spas and large private terraces providing both ocean and Intracoastal views. Prices range from \$11 million to more than \$27 million.

“Jupiter Island's location, in close proximity to the Palm Beaches, provides easy access to some of South Florida's best leisure activities, most notably boating, golf and oceanfront luxury,” added Jim Cohen, president of Residential at Fontainebleau Development. “This venture will bring an unmatched level of sophistication to the area.” ■

and easy access to a popular three-mile beachfront loop for a stroll, jog or dog walk throughout the year.

Built in 2003 at 5,638 square feet, the home was made for outdoor enthusiasts. Besides having a bonus room and two indoor wood-burning fireplaces, it's small enough to evoke an intimate charm with wraparound porches and covered breezeway. It's perfect for quietly watching the water flow each day, accented by the beauty of the sunrise and sunset. “The breezeway brings great curb appeal, as well as year-round practicality,” said Rob Johnson, sales agent with Brown Harris Stevens.

“Greenwich is experiencing a prolonged low inventory environment with premium locations and properties commanding quick interest,” he added. “Old Greenwich sets itself apart from central Greenwich by being a very casual beachy community with a charming village at its center, while still retaining the townwide amenities that Greenwich has to offer. The owner has submitted applications for a pool and a dock, which are set to be approved, and is another plus. The views and proximity to the beach are the icing on the cake for this listing.”

MODERN COMFORT STYLISH LIVING



Experience modern comfort and stylish living **The Watermark at Brooklyn Heights**. With upscale residences, gourmet dining venues, customized care, and unrivaled amenities such as concierge service and an on-site spa and salon, here you'll find a host of opportunities to enjoy an exceptional lifestyle. The Watermark at Brooklyn Heights stands as the premier choice for Active Independent Living, Assisted Living and Memory Care in Brooklyn, offering a lifestyle that blends comfort, sophistication, and a vibrant community atmosphere.

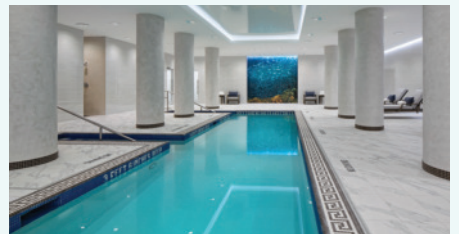
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New York City is one of the foodie capitals of the world—and even the most sophisticated palates will savor the variety of menu offerings from our signature restaurants.



This elegant, pet-friendly community offers upscale living spaces and amenities, accompanied by unique programming and living options ranging from Independent and Assisted Living to Memory Care.



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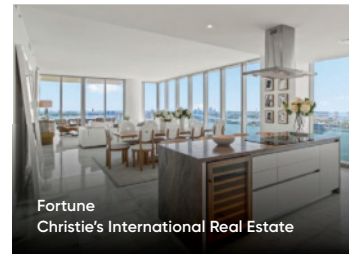
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4 Bed · 4/1 Bath · \$3,995,000
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+1 864 561 7942



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Valeria Plaisance
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Savannah, Georgia
5 Bed · 3/2 Bath · \$3,650,000
Property ID: SMLC289221
Staci Donegan
+1 912 247 2052



Christie's International Real Estate
Group

8 Olden Court
Colts Neck, New Jersey
4 Bed · 4 Bath · \$2,625,000
Property ID: 22515628
Cynthia Meehan
+1 201 240 0976

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