

REAL ESTATE WEEKLY

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NEW DEVELOPMENT: Macklowe gets offering plan for 150 E72nd; Carlton House clocks up sales

By REW Staff

• macklowe properties Old is new again at 150 E72nd

Developer Macklowe Properties announced that the New York State Office of the Attorney General has declared 150 East 72nd Street's offering plan effective.

Sales within the modernized 100-year old building have reached over 50 percent.

The announcement marks over \$100 million in current sales within the building, including the sale of a \$10 million penthouse, and allows purchasers currently under contract to commence closings and move-ins shortly.

"This news provides both current and prospective buyers with confidence that 150 East 72nd Street is successfully being converted and will now be ready for occupancy," said Jarrett White, vice president of marketing at Macklowe Properties.

"We look forward to welcoming residents into their new homes this Fall."

Located on the corner of 72nd Street and Lexington Avenue, 150 East 72nd Street offers classic pre-war architectural detailing with modern residences and amenities.

There are two apartments per floor and direct elevator landings per residence as well as two elevators cabs located on the north and south sides of the building. The property offers three to five bedroom residences ranging in size from 2,300 up to 4,500s/f.



150 East 72nd Street

● **extell / angelo gordon**
Sales up at Carlton House

Extell Development Company and Angelo, Gordon & Co. announced that The Carlton House is now 60 percent sold.

Sales of the Upper East Side luxury residential development, located on 61st Street and Madison Avenue, have been steady since opening for sales around six months ago.

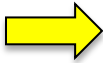
“Buyers and brokers are responding to our unique combination of contemporary design choices and layouts, coupled with our desirable location and first-class services,” said Elida Jacobsen Justo, director of sales at The Carlton House.

“In August alone, generally considered a slow month for real estate, we experienced our greatest volume of sales since opening. The homes at The Carlton House are satisfying the demand for large, new homes that reflect the culture and sophistication of the Upper East Side.”

Homes vary from two- to six-bedroom layouts, ranging from 1,428 to nearly 5,000 s/f. There is also new 9,000 s/f duplex penthouse with over 5,200 s/f of wraparound terrace space and a roof deck with views of the Manhattan skyline and Central Park.

Adjacent to the building will be a new five-story townhouse with a separate entrance on East 61st Street that offers an opportunity to customize a nearly 10,000 s/f home.

Prices range from \$4.55 to \$65 million.



● **cantor-pecorella**
Historic homes of Stuy Square

Rutherford Place at Stuyvesant Square has begun sales of the 78 unsold studio, one-, two- and three-bedroom condominiums, announced Cantor-Pecorella, the exclusive sales and marketing firm.

Located at 305 Second Avenue between 17th and 18th Streets, the 10-story building is listed on the National Register of Historic Places.

Originally designed in 1902 by Robert Henderson Robertson, the building was a gift to the city from J.P. Morgan.

At Rutherford, no two apartments are exactly alike. Most residences are duplex or triplex with ceilings up to 17 ft, and windows as high as 10 ft.

A number of apartments also feature French doors and private patios, many with views of Stuyvesant Square and Lower Manhattan.

All available condominiums in the building have been renovated with high-end contemporary finishes, fixtures and appliances.

Building amenities include a full-time doorman, bicycle room, gym, and a landscaped roof deck. Valet, laundry and maid service is also available.

●**alexico group / hines**

Last penthouse for sale at 56 Leonard

56 Leonard, the striking tower by Pritzker Prize-winning Herzog & de Meuron, has only one full-floor penthouse left for sale.

With seven full-floor penthouses sold, including Penthouse 60 at a record-breaking \$47 million, the building is approaching \$1 billion in sales, with two additional penthouse residences sold in the last two weeks priced at \$29.5 and \$27.5 million.

The last full-floor residence is Penthouse 58, listed at \$31 million.

The nearly 5,500 s/f five bedroom, 5.5-bath home features 14 ft. ceilings and over 700 s/f of outdoor space with 360-degree views as far as the Atlantic Ocean.

56 Leonard also still has a variety of high floor residences available with private elevator access, custom-designed fireplaces and floor-to-ceiling window walls.

Condominium prices start at \$2.875 million for a one-bedroom.

Corcoran Sunshine is the exclusive agent for the tower.

●**magnum real estate group**

Village rental has flower power

Magnum Real Estate Group announced that 75% of the 81 apartments at Bloom62, its new luxury rental property at 62 Avenue B in the East Village, have been leased.

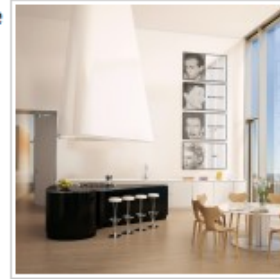
“Bloom62 is a distinctive rental building in the East Village,” said Jacqueline Urgo, President of The Marketing Directors, Inc., the exclusive leasing and marketing agent for Bloom62.

“The expansive outdoor space, generous amenity package, and design of the building have been very appealing to tenants. A variety of layouts are still available for immediate occupancy, and we are confident that leasing will proceed at an exciting pace this fall.”

Named Bloom62 for the lush vegetation that adorns the 15,000 s/f of outdoor space, the building was designed to resemble a private garden.

At street level, residents enter the building through a private tree-lined entryway, which opens into a courtyard filled with flowers, plants, and trees. The rooftop has a 10,000 s/f sundeck that is landscaped with natural grass, flowers, trees, and shrubs. Designed for entertaining, the area includes two built-in kitchens, a wooden sun deck, outdoor shower, picnic tables, and a canopy for shade.

The fully automated building is equipped with BuildingLink, is pre-wired for Verizon FiOS and Time Warner Cable, and all common areas have free Wi-Fi access.



The 56 Leonard penthouse kitchen