



969 Fifth Avenue



1 East End Avenue



422 East 72nd Street



1110 Park Avenue



1010 Fifth Avenue

CLOCKWISE FROM TOP LEFT: EVAN JOSEPH IMAGES; COURTESY WARBURG REALTY; COURTESY PROPERTY SHARK; EVA JOSEPH IMAGES; COURTESY BROWN HARRIS STEVENS

East Is East

Some of the most new and noteworthy listings in the Silk Stocking District

BY MORGAN HALBERG

THE UPPER EAST SIDE HAS LONG BEEN characterized as a rather timeless neighborhood within the city, with a relatively limited inventory on the sales market. In the past few years, however, construction in the area has been on the rise—new buildings toward the water as well as west of Lexington and Park Avenue, a street long associated with prewar co-ops. The new arrivals are creating a wider buying pool... somewhat, anyway.

The Upper East Side has “two sets of buyers,” Douglas Elliman broker Fran Katzen opined. First, “the family-centric buyers; buyers who are buying up there with families because of the private schools,” and also “the pied-à-terre buyer, who has multiple homes all over the world, an empty nester who wants something in close proximity to the museums and shopping.”

The new product on the market, however,

allows for a bit more differentiation, in particular when it comes to foreign buyers. “European buyers specifically want to be on the ‘Gold Coast,’” Ms. Katzen added.

“The people spending big dollars are really foreign buyers, and they’re the ones who have access to real money,” agreed Richard Steinberg, a broker at Douglas Elliman. “At the end of the day, the Upper East Side has been a haven for centuries. You’re close to the park, you’re close to everything.”

969 Fifth Avenue

Upper East Side; Co-op
Prewar duplex (11th and 12th floor) with north, east and west exposures, overlooking Central Park. Living room has parquet de Versailles white oak flooring and two walls of solid oak windows. Formal dining room, library and two wood-burning fireplaces.

Bedrooms: 4

Bathrooms: 3.5

Brokerage: Douglas Elliman, Brown Harris Stevens

Listing price: \$20 million

Website: elliman.com, bhsusa.com

1 East End Avenue, 1-2A

Yorkville; Co-op
Twelve-room, prewar duplex with river views. Two wood-burning fireplaces, wood-paneled library, separate exercise and staff room.

Bedrooms: 5

Bathrooms: 5.5

Brokerage: Warburg

Listing price: \$5.995 million

Website: warburgrealty.com

422 East 72nd Street, 20EDF

Lenox Hill; Condo

Ten rooms, 3,500-square-foot apartment with three balconies, kitchen with breakfast bar and wet bar, two washer and dryers, and a steam room with a Jacuzzi.

Bedrooms: 5

Bathrooms: 5

Brokerage: Brown Harris Stevens

Listing price: \$4.95 million

Website: brownharrisstevens.com

1110 Park Avenue

Carnegie Hill; Condo

A rarity on Park Avenue, the Toll Brothers building boasts nine full-floor residences, including duplex and triplex apartments, each with keyed access. Ten-foot-plus ceilings, oak floors, Juliet balconies in each residence, with kitchens designed by Christopher Peacock. The triplex penthouse is 7,000 square feet, with 1,738 square feet of private outdoor space that includes an outdoor grill, wood-burning fireplace and its own pool. The building has a fitness center and wine cellar.

Bedrooms: 3-5

Bathrooms: 3.5-5.5

Brokerage: Toll Brothers Real Estate

Listing price: \$8.9-\$35 million

Website: 1110parkave.com

1010 Fifth Avenue, 7B

Upper East Side; Co-op

Ten rooms, 27-foot gallery with limestone and marble inlaid floors, wood-burning fireplace with Carrara marble mantle, Jacobean-stained floor and doors, overlooks Fifth Avenue and the Met. Dining room with silk paper walls and coffered ceilings.

Bedrooms: 4



820 Park Avenue.



554 East 82nd Street.



200 East 65th Street.



1148 Fifth Avenue.



200 East 94th Street.



535 East 86th Street.



555 Park Avenue.



40 East 72nd Street.

CLOCKWISE FROM TOP LEFT: PETER ARON; COURTESY PROPERTY SHARK; JACQUES GRANGES; JILL LOTTENBERG; COURTESY HALSTEAD PROPERTY; SCOTT VAN TROUWENAUT PHOTOS; ANTON BROOKES; DAVID PALER

Bathrooms: 4
Brokerage: Brown Harris Stevens
Listing price: \$9.985 million
Website: brownharrisstevens.com

820 Park Avenue, 12
Upper East Side; Co-op
 Prewar, full-floor unit personally redesigned by Robert A. M. Stern. Ten rooms, all with sound-proofed walls specially reinforced to support art, walnut-paneled library with curved bookshelves and brass-and-walnut ladder rail system.
Bedrooms: 4
Bathrooms: 4.5
Brokerage: Corcoran, Town Residential
Listing price: \$9.5 million
Website: corcoran.com, townrealestate.com

554 East 82nd Street
Yorkville; Condo
 Duplex homes in boutique development. Oak floors, coffered ceilings, masonry fireplaces, chef's kitchen with Ceasarstone counters, Carrara marble in bathrooms.
Bedrooms: 2-4
Bathrooms: 2-3.5
Brokerage: Nest Seekers
Listing price: \$1.999-\$4.85 million
Website: 554e82.com

200 East 65th Street, 17BCD
Lenox Hill; Condo
 Ten rooms, gut-renovated with northern, eastern and western exposures, full dining room and a second wing with its own private entrance.

Bedrooms: 5
Bathrooms: 4.5
Brokerage: Douglas Elliman
Listing price: \$9.9 million
Website: douglaselliman.com

1148 Fifth Avenue, 11B
Carnegie Hill; Co-op
 Prewar, nine rooms, wood-burning fireplace in the living room. Eat-in chef's kitchen, formal dining room, custom hardwood floors.
Bedrooms: 4
Bathrooms: 5
Brokerage: Stribling
Listing price: \$7.95 million
Website: stribling.com

200 East 94th Street, Carnegie Park
Yorkville; Condo
 The three penthouses are all on the 31st floor of the Related building, and will have 9.5-foot ceilings, windowed kitchens and 31-by-40-foot-wide great room, with southern, eastern and western exposures.
Bedrooms: 4
Bathrooms: 3.5-4
Brokerage: Related Sales, Corcoran Sunshine Marketing Group
Listing price: \$4.795-\$7.15 million
Website: carnegiepark.com

535 East 86th Street, 11A
Yorkville; Co-op
 Twenty-four hundred-square-foot 7.5 room apartment, den with French doors, eat-in kitchen,

pantry with washer and dryer, formal dining room, balcony, East River views.
Bedrooms: 3
Bathrooms: 3.5
Brokerage: Halstead Property
Listing price: \$3.55 million
Website: halstead.com

555 Park Avenue, 1E
Lenox Hill; Co-op
 Duplex with parquet de Versailles floors and two original First Empire fireplaces imported from France. Ten rooms, drawing room with coffered ceilings, formal dining room, and a "Versailles" room with beveled mirrored walls.
Bedrooms: 4
Bathrooms: 5
Brokerage: Halstead Property
Listing price: \$9.8 million
Website: halstead.com

40 East 72nd Street
Lenox Hill; Condo
 Three units recently came onto the market. The entire building is six units, each spanning a full floor and including a duplex maisonette. Interior designed by Jacques Granges, entrance doors with artisanal bronze grillwork. All have private keyed elevator access and private outdoor space.
Bedrooms: 3
Bathrooms: 3-4
Brokerage: Sotheby's International Realty
Listing price: \$11.4 million and up
Website: 40east72ndstreet.com