

# NEW YORK OBSERVER

## REAL ESTATE

Upper East Side

re



969 Fifth Avenue.



1 East End Avenue.



422 East 72nd Street.



1110 Park Avenue.



1010 Fifth Avenue.

## East Is East

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

BY MORDAN 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