Part II Of Our Guide To NYC’s Most Impressive New Residential Buildings

Edited by Danielle Sullivan

As the residential development boom continues across the city, there are even more fantastic options for families seeking comfortable homes with top-notch amenities for all ages. Whether you’re actively looking for a new home for your growing family, or are simply curious about what’s out there, we’ve put together a selection of amenity-rich new buildings. For our full new buildings guide—including the properties you see here as well as ones listed in Part I—visit newyorkfamily.com!

UPPER WEST SIDE

360 Central Park West | Between 94-95th Street

This building is a newly converted, Rosario Candela-designed condominium in the heart of the Upper West Side with two-, three-, and four-bedroom residences. With only 2-3 homes per floor, the building is very intimate. The interiors of the open plan homes are by Cetra Ruddy and feature stunning views of Central Park and floor-to-ceiling cased oaks millwork which conceal appliances. Living rooms are brightly lit and spacious with five-inch solid oak herringbone floors. Master bedrooms feature ample closets and an en-suite bath. An Adirondack-themed children’s playroom looking right into the park lives right off the beautifully restored and fully attended lobby. Other amenities include an on-site resident manager, ground-floor fitness center, storage (including bicycle storage), and a pet grooming station. 360cwpny.com

389 E. 89 | 389 East 89th Street

This 33-story tower offers spacious and light-filled interiors that capture classic uptown living with a modern touch. The building is within short walking distance of Central Park to the west and Carl Schultz Park to the east and surrounded by excellent local restaurants, cultural institutions, and notable primary schools. There are 156 apartments in total in the form of lofts, one-bedrooms, two-bedrooms, and three-bedrooms. An array of lifestyle amenities are offered including 24-hour concierge/doorman, fitness center, lounge with adjacent private outdoor event space, children’s playroom, landscaped rooftop terrace, private storage, and bicycle storage. 389e89.com

393 West End Ave | 393 West End Avenue

The landmarked development contains 43 grand luxury rentals ranging from one-, two-, three-, and four-bedroom homes designed by renowned interior architect Vicente Wolf. Amenities include a fitness center, children’s playroom, lounge, 24-hour concierge, rooftop, and a courtyard. The building is just steps from some of the most prestigious schools and universities in Manhattan, world-class museums including the Children’s Museum of Manhattan, parks and playgrounds, and charming shops and restaurants. 393westendaave.com

498 West End Avenue | Between West 83rd & 84th Streets

This pre-war building is currently being converted into condos. The first 2 units just closed but more are coming to market this fall and next year, including a penthouse.

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Residents can look forward to amenities like a fitness room and a children’s playroom. The building is also one block from Riverside Park, meaning that residents will have access to bike paths, running paths, dog runs, and other outdoor activities. Residents will also be near the Hudson River and the West Side Montessori, as well as one block from Broadway.

The Chatsworth | 344 West 72nd Street

The Chatsworth marries the comforts of contemporary living with the grandeur, quality, and attention to detail found only in early 20th Century architecture. Residents will be afforded every modern luxury as well as a full suite of new amenities including 24-hour concierge services, fitness center with a yoga studio, children’s playroom, game room, lounge, private screening room, and catering kitchen. Bike storage, private storage units, and accessory suites are available for purchase. thechatsworth.com

Circa | 285 West 110th Street

This building offers one-to-five-bedroom homes with unobstructed views of Central Park and amenities that are perfect for the little ones. There is a beautifully landscaped, spacious courtyard and rooftop terrace with a grill for summer cookouts. The development boasts a room for tweens-equipped with a gaming console and a wide selection of games that keep the heart healthy—as well as a study lounge outfitted with iMac computers. In addition, residents have remote-control sailboats, bikes, and picnic baskets, right at their very fingertips to rent when going to Central Park, right across the street. circacentralpark.com

The Haswell | 707 West End Avenue

This 14-story building reaches a height of 184 feet with expansive views of the Hudson River and Riverside Park. The residences start on the 10th floor flanked by Riverside Park to the west and Central Park to the east. The building offers a variety of family-friendly amenities like common rooftop garden, terraces, planting gardens, children’s playroom, gym, yoga room, meditation lounge, steam showers and sauna, teen media room, club room, reading room-library, private study and media room, private parking, immediate Riverside Park access, public and private outdoor living spaces, and unparalleled access to Upper West Side cultural institutions like the American Museum of Natural History and the Children’s Museum of Manhattan. thehaswell.com

UPPER EAST SIDE

The Charles | 1355 1st Avenue

This glass-and-terrace luxury residential tower offers refined and exquisitely constructed family-friendly residences with full-floor, four-bedroom layouts. All homes at the Charles have spacious master suites with dressing rooms, custom spa baths crafted with Bianco Dolomiti marble, and floor-to-ceiling windowed walls. Residents have access to a full suite of high-end amenities including a children’s play lounge and game room, a 24-hour doorman and concierge, and a spacious fitness room equipped with top line Technogym and Peloton equipment. Situated among New York’s most exclusive shops, boutiques, schools, salons, and restaurants, the Charles is a short walk away from Central Park and a stone’s throw from the East River. Nearby family-friendly cultural destinations include the Lycée Français, the Dag Hammarskjold, and Sotheby’s charlesnyc.com

GRAMERCY

888 Lexington | 88 Lexington Avenue

This 11-story conversion units two buildings, one pre-war and one post-war, and is composed of a mix of one-, two-, and three-bedroom residences. Features offered at 888890 Lex include loft-like layouts with high ceilings and oversized windows. The building also includes a multitude of child-friendly amenities such as a children’s playroom, two-lane swimming pool, a hot tub, and a shallow area for all-age swimming, state-of-the-art gym with private yoga studio, sauna, landscaped rooftop terrace, and a private cinema. It’s located just a few blocks away from Madison Square Park and Gramercy Park as well as the city’s best primary schools, museums, and restaurants. 888890Lex.com

CHelsea

The Fitzroy | 914 West 24th Street

The Fitzroy is a boutique residential building that is being developed along the High Line in Manhattan’s West Chelsea neighborhood. The Fitzroy will have a collection of just 14 residences, each a half or full-floor. It is a rare new condominium building from Roman & Williams, led by husband-and-wife creative team and former Hollywood set designers, Robin Standefer and Stephen Alesch. The building’s Art Deco style is a significant departure from other new construction along the High Line, featuring signature elements like a custom green terracotta facade and hand-crafted copper windows. Amenities include a children’s art studio, 24-hour attended lobby, La Palaestra designed fitness center with dynamic movement studio, cardio studio, yoga and pilates room, treatment room, and dry sauna, a wine cellar with secure wine locker for each home, a climate-controlled, fully customizable storage room for each residence, and a 165-square-foot landscaped rooftop lounge with summer kitchen, an auxiliary laundry room, and bicycle storage. fitzroy.nyc

TRIBECA

30 Warren | 30 Warren Street

Thirty Warren, developed by Cape Advisors, is a ground-up, 12-story new development with just 23 condominium residences in Manhattan’s coveted Tribeca neighborhood. The residences consist of one- to three-bedroom homes, including three full-floor penthouses with direct elevator entry and library areas with custom millwork cabinetry. Many of the larger residences feature outdoor space including private balconies and sprawling terraces. The residences range in size from approximately 1000-2500 square feet and beyond. Amenities include an attended lobby, fitness center, children’s playroom, bicycle storage, and private storage. 30warren.com

70 Vestry | 70 Vestry Street

Seventy Vestry is a 14-story boutique luxury residential building located along the Hudson River in Tribeca, which is currently in development with completion/occupancy slated for 2018. The building features 46 residences designed to offer a variety of formal and informal living spaces for modern lifestyle. Amenities include a 2,012-square-foot fitness club, a sky-lit swimming pool, an additional children’s pool as well as whirlpool and cold plunge pools, men’s and women’s locker rooms, a unisex sauna and steam room, and a private treatment room. “The Block at 70 Vestry” is a children’s playroom designed by the award-winning Roto Studio to engage children through interactive activities with an art area, climbing structure, ball pit, slide, climb, roll, and a farmers market. The Dog City pet spa offers a host of doggy care, grooming, boarding, and walking services for dogs and other select pets. 70vestry.com

50 West | 50 West Street

Situated in the Financial District, 50 West is one the neighborhood’s most highly anticipated 64-story glass towers and boasts amenities, schools and green space. Residents have exclusive access to a children’s playroom, kid’s studio, game room with ping pong and foosball tables, swimming at the Water Club, arts and crafts room and library as well as a theater with stadium seating for screening the latest movies or practicing for concert recitals. The tower is located just steps away from Battery Park consisting of more than 25 acres of greenery, and multiple blocks away from public and private educational institutions. 50westnyc.com

FINANCIAL DISTRICT

15 William New York | 15 William Street

Fifteen William’s modern and sophisticated condominium residences and lifestyle amenities make this luxury building perfect for burgeoning families. Residents can enjoy an indoor pool, fitness center, screening room, dog park, outdoor children’s playground and indoor playroom, stunning rooftop lounge and outdoor sundock. Fun, family-friendly programming such as movie nights and cooking classes are regular events on the resident calendar. The building is located steps from downtown Manhattan’s finest schools, including the Blue School and Pine Street School, as well as South Street Seaport and Battery Park. 15williamny.com

The Dutch

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townhouses are also available and designed with families in mind, featuring multiple levels and private entrances. 65bond.com

550 Vanderbilt | 550 Vanderbilt Avenue, Brooklyn
Heavily among Brooklyn’s beautiful neighborhoods, and near the borough’s largest transportation hub, 550 Vanderbilt is a unique modern condominium offering a modern lifestyle within a park. The building offers a diverse mix of residences, with floor plans ranging from studios to four-bedrooms including an extensive list of features with private entries and penthouses commanding some of the borough’s best views. The most spectacular feature is the building’s location on Pacific Park, the new eight-acre public space that features a 22-acre mega-project Pacific Park Brooklyn. The building also features over 10,000 square feet of amenities, including a children’s playground, laundry and pet grooming room, and bike storage 550vanderbilt.com

610 Warren | 610 Warren Street, Brooklyn
The seven-story building has 31 residences, ranging from one- to two-, three-, and four-bedroom homes. It also includes duplex and triplex penthouses with private outdoor spaces, two townhome-style garden duplexes with private patios and gardens, and one-bedroom homes with home offices. Amenities include a rooftop terrace with outdoor barbecue area, fitness room, pet grooming station, children’s playroom, resident lounge with a screening area, kitchen, and billiards table, private parking garage with electric car charging stations, bicycle storage, 24-hour attended lobby between part-time concierge, and personal storage available for purchase. 610warren.com

The New | 316 Schermerhorn Street, Brooklyn
Centrally located near Prospect Heights, the Brooklyn Academy of Music, and numerous subway lines, this Boerum Hill building boasts a 27-foot loggia extending off of every room, east- and west-facing views, and a new 12-foot ceiling height. The building includes 24-hour concierge, personal garden, all bedrooms with en-suite bathrooms, all kitchens with stainless steel appliances, and a full-time super. The building offers parking, bike storage, and a wine cellar.

Factory House LIC | 42-50 Crescent Street, Long Island City, Queens
This building includes 94 units, each with a full-time super, 24-hour concierge, and private storage. The building offers a communal lounge, gym, lounge with fireplace, and outdoor space. The building is newly constructed and offers 24-hour attended lobby between part-time concierge, and personal storage available for purchase. 4250crescencent.com

The Grand at Sky View Parc | 40-26 College Point Boulevard, Flushing, Queens
This luxury residence in Flushing, Queens, features a seven-story building surrounded by low-rise structures and trees. The building offers a private garden, 24-hour concierge, and a private parking garage. The building offers a communal lounge, fitness center, and a pool.

Brooklyn

350 Jay Street | 350 Jay Street, Brooklyn
This collection of 74 condominium homes includes six penthouses and a unique townhouse, all set in a thoughtfully converted DUMBO warehouse. Each is designed, crafted, and polished to a breathtaking standard by DCAArchitecture. Features include 24-hour concierge, fitness and yoga room, residents’ lounge, rooftop terrace (with outdoor kitchen, fireplace, and showers), bicycle and resident storage, pet washing/grooming station, and a large capacity laundry room. This thought-provoking conversion boasts a playground that is perfect for children of all ages and to unwind from the stresses of home work, explore a plethora of toys and games, or simply enjoy a sunny day.

251 First Street | 251 First Street, Brooklyn
This 11-story building will have 44 residences, which range from two-, three-, and four-bedroom homes. The stroller valet amenity will be for 251 First Street residents and guests. Helsted Property Development Marketing originated the idea and was inspired to come up with an amenity that helped families ease the hassle of dealing with a stroller, especially homes with multiple children living in the same apartment and offer convenience for guests who visit with kids (i.e. for playdates and parties). Other amenities include 24-hour concierge, private gym, children’s playground, residents’ lounge, landscaped courtyard, common roof terrace, and bicycle storage. 251first.com

365 Bond | 365 Bond Street, Brooklyn
This building is located in one of Brooklyn’s top school districts and offers a full suite of amenities and programs designed for kids and families. The building offers studios to two-bedrooms as well as townhouses. The building contains a dedicated children’s play room, game room, and a full-time lifestyle coordinator from NCI Amenity Management. The lifestyle coordinator’s monthly programs include movie nights and cooking demonstrations that appeal to families. Also featured at 365 Bond is a private courtyard and public esplanade park that offer convenient outdoor spaces. Four

Queens

The Dutch | 25-19 43rd Avenue, Long Island City, Queens
The Dutch features affordable two-bedrooms for budget-conscious families with on-site parking. There are 24 two-bedrooms right around $1 million providing options for families to live within minutes of New York City without the sky high prices as well as insulated units to provide noise reduction. The building also features a community lounge, an attended lobby, rooftop terrace, state-of-the-art fitness center and bicycle storage. It is near seven different subway lines, providing ease of access to Queens, Manhattan, and Brooklyn. It’s also near many new schools opening in LIC, as well as dozens of parks. Factory House also has on-site parking and is available for purchase.

LONG ISLAND

Roslyn Landing | 1407 Old Northern Boulevard, Roslyn, NY
Roslyn Landing is a stunning condominium development, located on Long Island’s Gold Coast, offering every amenity of metropolitan living. This limited collection of residences includes two- and three-story townhomes, flat-over-flat condominiums, and single family homes designed in a classic architectural style to seamlessly complement the village’s historic ambiance. Twelve acres of beautifully landscaped grounds create a serene neighborhood enclave just steps away from Roslyn’s charming shops, celebrated dining, and entertainment venues. Outstanding features include a waterfront promenade, village green space, two ponds, access to the village’s park, and green spaces. Residents enjoy walking trails, bike paths, and nearby shopping. The community features a waterfront promenade, village green space, two ponds, access to the village’s park, and green spaces. Residents enjoy walking trails, bike paths, and nearby shopping. The community features a waterfront promenade, village green space, two ponds, access to the village’s park, and green spaces.

The Modern Tower II | 800 Park Avenue, Fort Lee, NJ
The Modern is a 47-story luxury residential tower located next to the George Washington Bridge in Fort Lee, with a completion date slated for summer 2018. It will consist of 450 Luxury rental residences (studios, one-, two-, and three-bedroom), the building boasts some impressive 75,000 square feet of indoor/outdoor family-friendly amenities, including a lifestyle director, spa and sauna, an expansive resort-style infinity pool, state-of-the-art fitness studio and gym, a wine cellar/lounge (acappella lounge), and an indoor/outdoor movie theatre, as well as a very popular golf simulator. The Modern will also host weekly “Food Truck Tuesdays and Thirsty Thursdays” featuring the NYC metro area’s most desired brands.

LEFKOHIA

LeFrak City | 59-17 Boulevard Junction, Corona, Queens
Located at the corner of Northern Blvd and Pennsylvania Ave, LeFrak City is a 46-building community with over 8,000 apartments. LeFrak City is better than ever—newly remodeled, inside and out. It’s a whole new LeFrak with more amenities, including four new lobbies, fresh landscaping, state-of-the-art security systems, and expanded laundry rooms. The community includes over-sized, sun-filled studios, one-bedroom, two-bedroom, and three-bedroom homes with expansive living rooms. Newly renovated apartment features contemporary kitchens—with stylish new cabinetry, countertops and appliances—new bathrooms, new closet fixtures, abundant storage, and more. Other apartments with classic finishes have been freshly painted, so they look and feel brand new. Many apartments feature private terraces with great views and sunlight.

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New Jersey

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New York Family November/December 2016

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