

THE GUIDE TO LUXURY LIFESTYLES IN THE TRISTATE AREA

NEW YORK LIVING MAGAZINE

Owning a Piece
of History:
The New York
TOWNHOUSE

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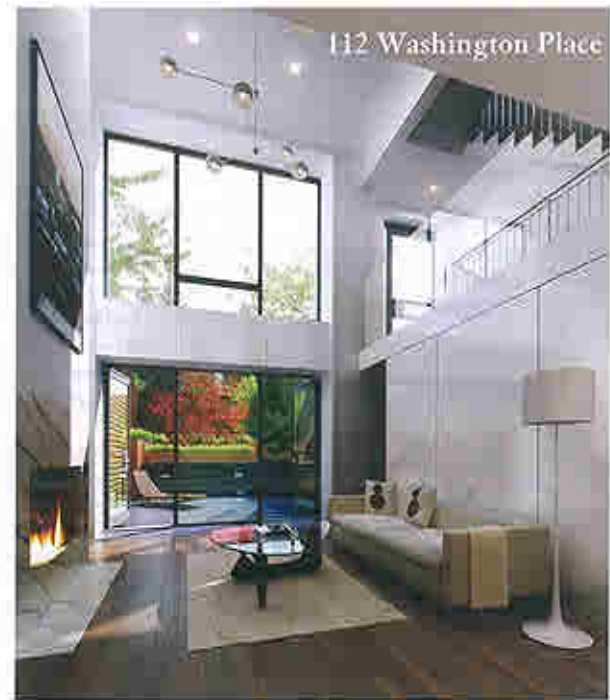
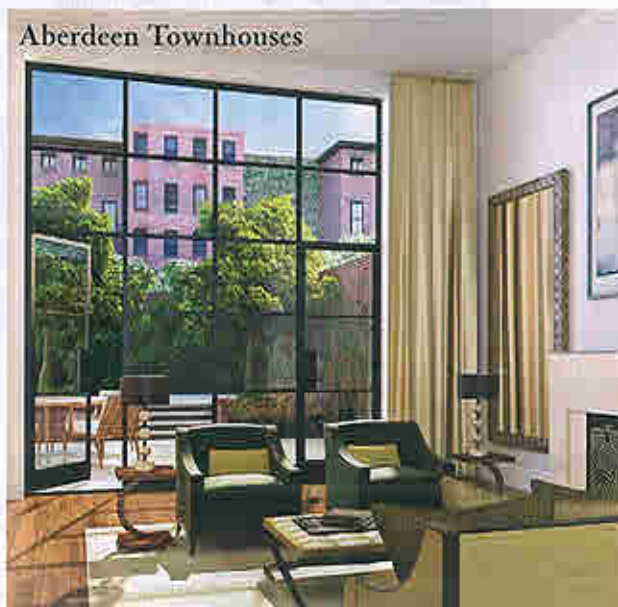
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New Developments

112 Washington

Aberdeen Townhomes

Formed by developer James B. Cummings, Aberdeen Townhomes LLC is changing the way townhouses are renovated, restored, and offered for sale in New York. Aberdeen Townhomes transforms townhomes to turn-key condition, adding value and delivering properties without the time and expenditure it takes for individual buyers to do the work themselves. Innovations include a remote door answering service with two-way, real-time audio-visual communications. Homes are restored in a style consistent with each landmark location and neighborhood. An authentic exterior restoration preserves the historic heritage of the original façade and meets all landmarks requirements, with new structural renovation and new mechanical systems. Interiors are customized with additions such as skylights, a rear glass-curtain wall open onto landscaped gardens and outdoor terraces, as well as elevators with landings on every level, wine cellars, working fireplaces, wet bars, paneled libraries, and more. The first to be completed, shown below, 24 West 11th Street. www.prudentialelliman.com ID 1023118



Historic Renovation of 1832 Townhouse at 112 Washington Place

The renovated 3,500-square-foot, four-story Federal townhouse in the West Village is being transformed by Blessop Properties, a firm of historic preservationists that salvages and restores the unique elements uncovered in each project. The previous occupant was the descendant of a family who had owned the property for more than one hundred years and it had remained almost unchanged during that time. The renovation includes adding a double-height living room to take advantage of the large garden that connects to the living room through a windowed wall. The front façade features early details such as wrought-iron railings, fluted columns, and an entrance under the unique transom. Updates include a video/intercom security system with multiple stations and Sonos multi-room audio systems. Finishes include North American black walnut floors and stairs, white Carrera marble, four fireplaces, custom handmade millwork, a finished basement, a full-floor master bedroom/bathroom suite, and a penthouse addition with entertainment room, wet bar, and roof deck. www.blessoproperties.com

57 Irving Place

The nine unit condominium offers a townhouse, a duplex penthouse, and full-floor residences. Designed by Audrey Matlock, the unique glass façade provides abundant natural light throughout. The townhouse offers a 6,763-square-foot, four-bedroom five-and-a-half bath residence with a center atrium and a double-height living space overlooking a personal garden. The home includes a private garage, media lounge, and fitness center with a steam room, and a thirty-foot salt water swimming pool with Jacuzzi. Six full-floor residences have three bedrooms, and the five-bedroom duplex has more than 600 square feet of outdoor space. The 11th floor full-floor duplex penthouse features a double-height, 20-foot atrium and a 50- by 55-foot living room. The full-floor residences have two alternate floor plans. Each residence has key locked, direct elevator access. Amenities include a package room, cold storage room, and private bicycle storage. Homes are pre-wired for Verizon Fios and Crestron-style systems and each unit includes a 65-square-foot storage room with a sealable cedar closet. Residents are also offered membership to a prestigious private club that allows access to Gramercy Park. Exclusive sales and marketing by Corcoran Sunshine Marketing Group

