

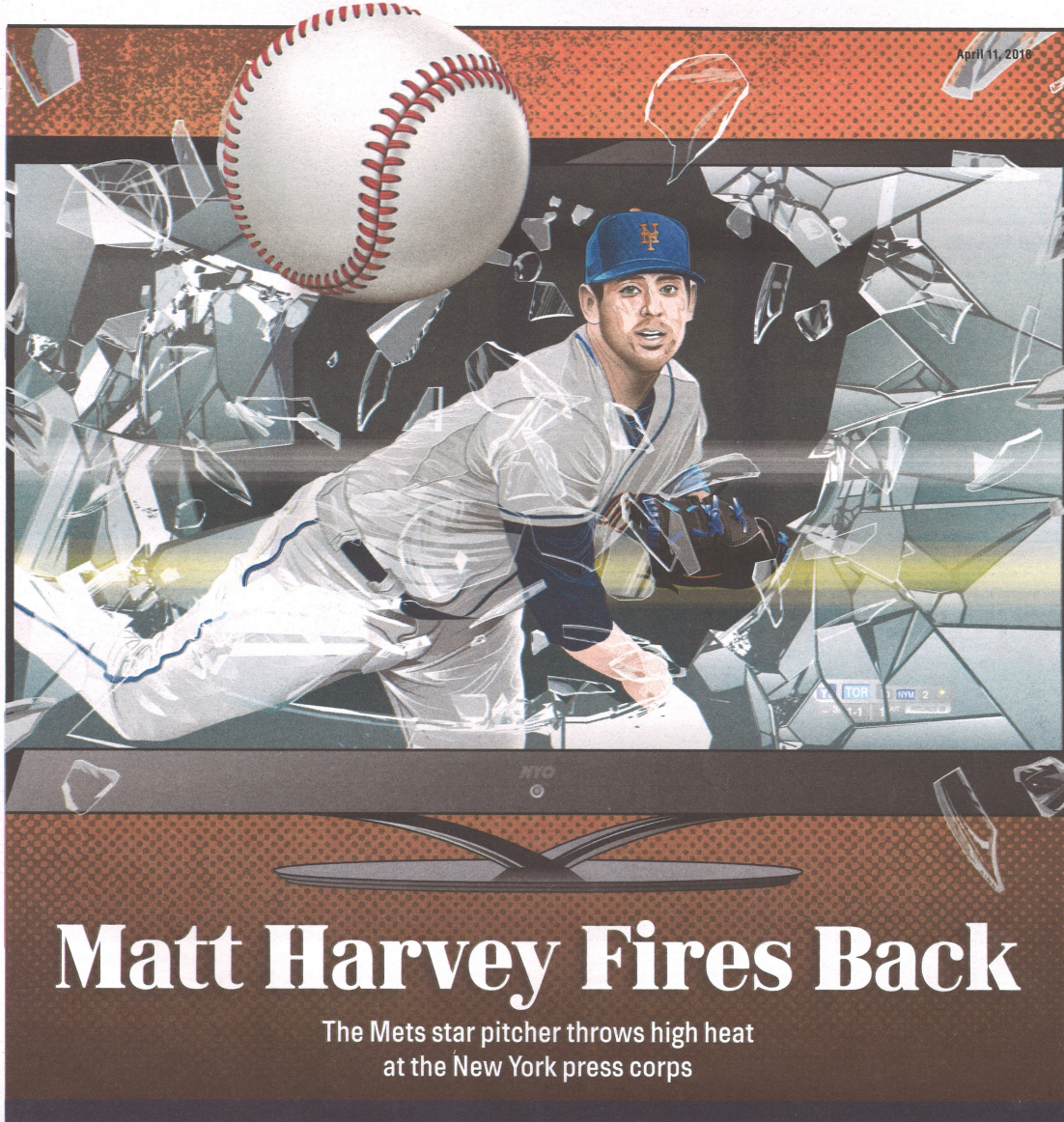
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NEW YORK OBSERVER



Matt Harvey Fires Back

The Mets star pitcher throws high heat
at the New York press corps

ILLUSTRATION BY GUY STAMBER



New & Noteworthy

After lagging behind in the new-development race, the Upper East Side is making up for lost time. Meanwhile, its resale stock remains unique.

BY MORGAN HALBERG

THE BUILDING BOOM HAS COME TO THE UPPER EAST SIDE...sort of. "We don't have enough of the new development on the Upper East Side," Kenneth Scheff, the uptown brokerage manager at Stribling, told the Observer. "It's terrific, welcome, necessary and very much in-demand," he continued.

New development in other areas of the city, like Midtown, is often chosen as a pied-à-terre, whereas the Upper East Side continues to be a location particularly attractive to those living in the city on a more permanent basis.

"On the Upper East Side, most new developments are attracting New Yorkers," Mr. Scheff added, and it "tends to be extremely high-end."

As for the rest of the inventory on the market, like the older co-ops the Upper East Side has always been associated with?

"That inventory will remain pretty constant in the resale market," Mr. Scheff opined. "There is always demand for a beautiful prewar co-op; there's something extremely special about that," he said.

20 East End Avenue YORKVILLE

Robert A. M. Stern-designed 18-story limestone building, featuring two- to six-bedroom condos including three duplex townhouses and two penthouses. Units range from 1,900 to over 6,300 square feet, and the top penthouse has a 4,500-square-foot private terrace. Building includes motor court allowing cars to drive through both ways. Expected occupancy fall 2016.

Developer: Corigin Real Estate Group
Sales and marketing: Corcoran Sunshine Marketing Group
Pricing: \$4.5 million to \$35 million
Website: 20eastend.com



20 East End Avenue



200 East 62nd Street.

200 East 62nd Street LENOX HILL

Rental-to-condo conversion, interiors by Messana O'Rorke. Thirty-story building with 115 residences, made up of one- to four-bedrooms. Range from 1,145 square feet to 2,536 square feet. Immediate occupancy.

Developer: O'Connor Capital Partners
Sales and marketing: Corcoran Sunshine Marketing Group
Pricing: \$2.18 million to \$6.25 million
Website: 200e62ny.com



180 East 88th Street.

180 East 88th Street CARNEGIE HILL

Fifty-story condo made up of 48 residences ranging from studios to five-bedrooms, including full-floor and duplex units, as well as a duplex penthouse. Building amenities include basketball court, soccer pitch, game room, residential lounge, wine room and private fitness and yoga studios. Completion slated for 2018.

Developer: DDG Partners and Global Holdings
Sales and marketing: Corcoran Sunshine Marketing Group
Pricing: \$3.2 million to \$15.5 million
Website: 180e88.com

'THERE IS ALWAYS DEMAND FOR A BEAUTIFUL PREWAR CO-OP; THERE'S SOMETHING EXTREMELY SPECIAL ABOUT THAT.'—STRIBLING'S KENNETH SCHEFF



200 East 95th Street.

200 East 95th Street YORKVILLE

The Kent condo will have 83 residences ranging from one- to five-bedrooms. Units from 1,285 to 4,925 square feet. Three levels of common areas, in lobby lounge with fireplace and bar, indoor heated swimming pool, fitness center, children's playroom, music room, lounge with fireplace, billiards table, and catering kitchen, a courtyard garden and children's outdoor play area, as well as a dog wash and stroller valet. Sales launch May 2016, with expected occupancy late 2017.

Developer: Extell Development Company
Sales and marketing: Extell Development Company
Pricing: \$2.45 million to \$19.5 million
Website: thekentnyc.com



389 East 89th Street.

389 East 89th Street YORKVILLE

Rental-to-condo conversion that includes 156 residences ranging from one- to three-bedrooms. Designed by Paris Forino, residences up to 1,582 square feet. Fitness lounge, children's playroom, landscaped rooftop terrace. Expected occupancy summer 2016.

Developer: Magnum Real Estate Group
Sales and marketing: Corcoran Sunshine Marketing Group
Pricing: \$880,000 to \$3 million
Website: 389e89.com