

New York family

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NOMINATE
YOUR SCHOOL
FOR A
BLACKBOARD
AWARD!

page 16

Renée Elise Goldsberry

The *Hamilton* Star
Finds Fulfillment In
Family & Playing
Admirable Heroines

BEST KIDS' CLASSES IN THE CITY

NEW BOOKS FROM
7 AUTHORS

WE

FRESH
FALL FASHION

LUXE LISTINGS

A Guide To Some Of NYC's Most Impressive New Residential Buildings & Classic Properties

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 and classic family properties. To discover even more amazing buildings, visit newyorkfamily.com.

UPPER WEST SIDE

The Chamberlain | 269 West 87th Street

The Chamberlain's large homes include two- to five- bedroom residences, townhouses, and penthouses. The premises feature a private central garden and two floors of amenities, including a lounge, library, fitness center, children's playroom, and a multi-purpose court, which boasts a basketball court and screening room capabilities. thechamberlainnyc.com

The Astor | 235 West 75th Street

Nestled in the heart of the Upper West Side, these one- to four-bedroom condominium residences are now available for ownership. Inspiration gleaned from the building's pre-war heritage and classic details have been beautifully updated and assimilated into the new layouts. Many of the units feature such luxuries as entry foyers, walk-in closets, and wood-burning fireplaces—plus there's laundry on every floor. Select units include bay windows, high ceilings, and hardwood floors. theastor.com

Hawthorn Park | 160 West 62nd Street

Glenwood's Hawthorn Park is a striking 54-story property located at 160 West 62nd Street, including 339 spacious homes. Residents will enjoy access to a fully-furnished lounge with kitchen facilities; a landscaped outdoor terrace; and a children's playroom with custom hand-painted murals, along with many other amenities. Hawthorn Park is located in the heart of Lincoln Square, where Lincoln Center for the Performing Arts offers an array of options for art, entertainment, and culture. The neighborhood is also known for its convenient location near both Central Park and the Hudson River, perfect for family outings and activities. glenwoodnyc.com



One Riverside Park | 50 Riverside Boulevard

One Riverside Park features 219 condominiums with interiors curated by designer Shamir Shah. The development offers the best of urban living in a vibrant neighborhood, coupled with top-notch amenities and services. With the release of its Premier Collection, One Riverside Park has a limited selection of larger homes available for purchase. Comprised of four- to seven-bedroom homes, the Collection features breathtaking Hudson River views, grand-scaled living and entertaining spaces, and eat-in gourmet kitchens. The condominiums also feature over 50,000 square feet of lifestyle amenities, including a 40,000-square-ft athletic club and spa.

oneriversidepark.com

The Encore | 175 West 60th Street

Located at the corner of 60th Street and Amsterdam Avenue, Glenwood's latest luxury building offers superior family living on the Upper West Side. The building includes a whimsical children's playroom alongside studio, one- and two-bedroom homes. Families can also feel safe with intrusion alarms in every apartment and a 24-hour doorman. Just two blocks from Central Park, amenities include a children's playroom, bike room, gym, swimming pool, storage area and roof deck. The Encore has direct access to the Central Park Zoo, ball parks, and more.

encoreapartments.nyc

UPPER EAST SIDE

The Kent | 200 East 95th Street

This collection of 83 grand condominiums offers residences that range from two to five bedrooms. Alongside the pool, dog grooming stations, and bike storage, residents of The Kent have access to an ultra-convenient stroller valet, the indoor/outdoor Camp Kent, and the Lenny Kravitz-designed Sound Lounge multimedia room—which is the perfect harmony between a state-of-the-art recreational space and a refined rehearsal studio. Professional quality amplifiers, guitars, a drum set, and piano give residents a rare opportunity to play and practice music in their own building. It also serves as a screening room for movie watching with several drop-down projection screens. thekentnyc.com

Carnegie Park | 200 East 94th Street

Located in the prestigious Carnegie Hill neighborhood near Manhattan's most elite schools, Carnegie Park is an elegantly appointed condominium tower from Related Companies with 287 new homes ranging from one to five bedrooms. There's also a suite of amazing amenities designed by Robert A.M. Stern Architects, including an entertainment lounge, a children's playroom, a three-lane indoor swimming

pool, and a half-acre private landscaped park. The lower level of the building features a fitness and yoga center, while the rooftop terrace is outfitted with a barbecue grill, ample seating, and panoramic views. Additional amenities and services include a 24-hour concierge and doorman, as well as an onsite garage. carnegiepark.com

The Easton | 205 East 92nd Street

Located in Carnegie Hill, The Easton is equipped for contemporary urban families in one of Manhattan's most desirable neighborhoods. The Easton features a unique set of kids' amenities designed to develop young minds and make parents' lives easier. Amenities include a teen room with a game area, private homework stations, soundproof music rooms, and a ballet room. In addition, there is 24-hour concierge, a multi-story, full-service public Equinox offering a spa and juice bar with private residential access for residents, on-site bicycle parking and large personal storage, housekeeping and dry cleaning services, and a mail room outfitted with refrigerator and freezer storage. eastonnyc.com

20 East End Avenue

This 43-residence condominium building is an 18-story residential development on the Upper East Side. The residences consist of two- to six-bedroom homes, including three duplex townhouses with cellars and two one-of-a-kind penthouses at the top. The building features a number of club-like amenities including a Junior Lounge, a 500-square-foot, Wi-Fi-enabled space designed exclusively for children ages 7-16, featuring interactive gaming pods conceptualized by kids. A large central table offers ample room to study or play board games, and a hospitality area offers an ideal setup for parties and celebrations. 20eastend.com

MIDTOWN

50 UN Plaza

This full-service property offers one-, two-, and three-bedroom residences with high ceilings as well as seven full penthouses (which have four to five bedrooms) Parking spaces, temperature-controlled wine cellars, and storage units are also available for purchase. Amenities include a gated entry which opens onto a landscaped motor-court, a large lobby with towering ceilings, rich natural light, a 16-ft high water wall, open fireplace, a fitness center which features a 75-ft swimming pool, sauna, steam room, and treatment room. In addition, there is a conference room, children's playroom, ancillary laundry facilities, cold storage for groceries, and bike storage complete the offering. 50unp.com

continued on page 120

One Sixty Madison | 160 Madison Avenue

One Sixty Madison consists of 319 spacious rental residences, including one- and two-bedroom homes. Over 16,000 square feet of private outdoor space, including an elevated park, is available to residents. A nearly 12,000-square-ft private Park Lounge leads the way to the building's own elevated landscaped park on the fourth floor. Most recently, the garden has acquired amazing games such as a life-size chess set and offers programs such as sunset yoga and art classes. A 1,000-square-ft, north-facing wraparound terrace on the top floor is connected to the building's Three Sixty Lounge, including a full bar set-up, tables and lounge chairs overlooking the city skyline and the Empire State Building. A 3,500-square-ft sundeck is ideal for spending the day soaking up the sun in the many lounge chairs or utilizing the space for sunset yoga, which is offered through the building. onesixtymadison.com

CHELSEA

15 Hudson Yards | 501 West 30th Street

15 Hudson Yards offers five distinct residence types, ranging from one-bedroom layouts overlooking the High Line to duplex penthouses with panoramic city views, 26-ft ceilings and more than 5,000 square feet of living space. All homes offer handsome wide-plank oak flooring, hand-selected materials and kitchen appliances by Miele; residents can select from two interior design palettes. Residents will enjoy 24-hour concierge service, two floors of wellness offerings, and a skytop entertaining suite with indoor entertainment lounges. Now under construction, 15 Hudson Yards will debut for sales in the fall of 2016, with residences to be completed in 2018. livehudsonyards.com

NOMAD

212 5th Avenue

Ideal for families, 212 5th Avenue has large, open floor plans with three- to four-bedroom residences, and studio apartments that can be inhabited by children's nannies or au pairs. The residences feature gracious entry foyers, galleried hallways, huge, loft-like living rooms, fully integrated kitchens, and master bedroom suite retreats. Building amenities include a lobby with a 24-hour doorman, concierge, and cold storage, a fitness center with adjoining yoga studio and treatment room, a playroom and separate game room, each with age-appropriate equipment. In addition, there is a residents' lounge, an adjoining dining/meeting room with catering kitchen, screening room and valet parking. 212fifthavenue.com

GRAMERCY

Gramercy Square | 215 East 19th Street, 225 East 19th Street, 220 East 20th Street and 230 East 20th Street

Gramercy Square is a 223-unit luxury condo development in Manhattan's family-friendly Gramercy Park neighborhood. Studios to four-bedroom condos are available, including garden homes and penthouses. The project's four buildings are interconnected by an 18,000-square-ft, lower-level amenity space called Gramercy Club. Amenities at the Gramercy Club offer something for every member of the family, including a 75-ft indoor pool, a golf simulator, a media room, a children's playroom, a residents' gym and a wine room. gramercysquare.com

45 East 22nd Street

This 65-story glass tower features a manor house-inspired granite base and top-heavy silhouette reaching 800 feet in the sky. Floor-to-ceiling windows boast iconic panoramic views of the Empire State Building, Chrysler Building, the clock tower at 1 Madison Avenue, World Trade Center, the Hudson and East Rivers, and Madison Square and Gramercy Parks. Its prime downtown location is walking distance to



Gateway Battery Park City



One Riverside Park

Madison Square Park as well as the best dining, museums, and prestigious schools. There will be 83 residences, and amenities include a fitness center with boxing and private training suite, golf simulator, basketball, children's playroom, library, billiards, cards room, terrace with outdoor grill, and two entertaining spaces. 45east22.com

SOHO

70 Charlton | 70 Charlton Street

Seventy Charlton is a 22-story development with two wings connected by an enclosed breezeway overlooking a lushly landscaped courtyard, featuring 92 residences, ranging in size from one- to four-bedrooms. Residents will have access to an array of lifestyle amenities, including a landscaped courtyard, outdoor sports court and fully-equipped private fitness center, 60-ft indoor salt-water swimming pool, steam room, men's and women's locker rooms, 24-hour doorman/concierge, residents' lounge with catering kitchen, package room with walk-in refrigerator for fresh food and flower deliveries, and a children's playroom. 70charlton.com

TRIBECA

100 Barclay | 100 Barclay Street

This Art-Deco landmarked building features sprawling loft residences with custom details, high ceilings, and unique

continued on page 122

45 East 22nd Street



123 on the Park



layouts while offering Hudson River and city views. Amenities include a 24-hour doorman and concierge, fitness center, two lap pools, spa and treatment rooms and a club level floor with entertaining spaces, lounge bar, wine tasting room, private storage and a state-of-the-art children's playroom. The building offers immediate occupancy and is steps away from the finest restaurants and shopping. 100barclay.com

111 Murray | 111 Murray Street

This condominium tower offers 157 residences ranging from one-bedrooms to full-floor penthouses, which overlook the Manhattan skyline, Hudson River, and New York Harbor. Indoor and outdoor spaces include two levels of amenities including a bike room, children's playroom, cold storage, concierge, gym, hot tub, media room, swimming pool, storage, and valet parking. Landscaped gardens are located right across from the Hudson River Park's Pier 25, where residents can play volleyball in sand courts as well as miniature golf. 111murray.com

BATTERY PARK CITY

Gateway Battery Park City

Nestled along the Hudson River Waterfront in the family-friendly neighborhood of Battery Park City, Gateway features unobstructed views of the Hudson River and Statue of Liberty. The private community has an outdoor pool where swim lessons are offered in the summer; a children's playroom with toys, books, and classes hosted by NY Kids Club; a landscaped roof deck; a residents' lounge with an adjoining fitness center; and an outdoor courtyard. The courtyard also hosts year-round programming and events for all ages, including outdoor movie nights. Gateway also provides direct access to the Hudson River Esplanade, and is conveniently located to many cultural, culinary, and entertainment offerings such as the popular Brookfield Place, as well as destinations in FiDi, Tribeca, and SoHo. gatewayny.com

BROOKLYN

Austin Nichols House | 184 Kent Avenue

The Austin Nichols House, located on the East River in Williamsburg, is being converted from 338 rentals to condos. The building will feature a playroom, jam room, and its own Kidville. The Austin Nichols House is steps from East River State Park, McCarren Park, and McCarren Park Pool. The lobby will have a 500-square-ft green wall, incorporating

3,500 plants and 25 species, a state-of-the-art fitness center, a rooftop sundeck with sweeping Manhattan views, coworking spaces, and a resident café. austinnicholshouse.com

The Ashland | 250 Ashland Place

This Fort Greene building features studios to three-bedroom homes, beautifully appointed with modern design and custom elements, in addition to floor-to-ceiling windows offering spectacular views of Manhattan, Governors Island, Brooklyn, Queens, and the water. Full service amenities include the state-of-the-art fitness studio and an outdoor fitness area, outdoor movie screening area, demo kitchen, barbecue area, and billiard room. The Ashland is centrally located, offering eclectic and exciting dining options just off Fulton in Fort Greene, with shopping destinations moments away on Smith and Atlantic. With the cultural district and the Barclays Center all in the neighborhood, entertainment and cultural options abound. theashlandbk.com

123 on the Park | 123 Parkside Avenue

This stately rental residence in Prospect Park South directly overlooks Brooklyn's famed Prospect Park. Comprised of an assortment of studio, one-, two-, and three-bedroom residences, as well as Brooklyn townhouse-inspired duplexes, 123 on the Park offers the rare opportunity to live alongside the 526-acre Prospect Park, yet be within easy access to Manhattan via five subway lines. Modern amenities include an attended lobby with fireplace, a landscaped and furnished roof deck overlooking the park, a state-of-the-art fitness center with a yoga studio, a gaming lounge, and a children's playroom. Outside the front door is Prospect Park with its magnificent lake, tennis courts, skating rinks, zoo, bike paths, museum, botanical gardens, and peaceful resting areas for a true urban escape. 123onthepark.com

QUEENS

The Jackson | 1333 Jackson Avenue

This 56-unit luxury condo project in Long Island City consists of studio-, one-, two-, and three-bedroom homes. Amenities include a social room, a children's playroom, a residents' gym, a rooftop with private cabanas for families, underground parking and a ground-floor retail component. The Jackson is slated for completion during the first half of 2017. thejacksonlic.com

The Monarch | 47-05 5th Street

The Monarch is a 21-unit condo development that consists of one-, two-, and three-bedroom units located in Long Island City. Amenities at the building include a children's playroom, a resident's gym, a virtual doorman and onsite parking. Sales at the Monarch are slated to launch in the fall. themonarchlic.com

NEW JERSEY

Newport | 100 Town Square, Jersey City

The Newport community is located along the Hudson River Waterfront and consists of 13 residential towers. One of Newport's family-friendly amenities is the 4.25-acre Newport Green Park, that's ideal for outdoor fun with kids of all ages and features beautifully landscaped lawns, a playground, a splash pad, a seasonal carousel, and the area's only urban beach with real sand. Community activities in Newport also include the annual tree lighting, free outdoor movie screenings, the annual Newport Beach Party, and a variety of food and beverage events. Newport's wide variety of restaurants and shops, including the Newport Centre Mall, provides endless options for entertainment and activity. Manhattan is also just minutes away via Newport's onsite PATH train stop. newportrentalsnj.com

**TO SEE MORE FAMILY-FRIENDLY BUILDINGS,
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