



OFF THE MRKT

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The Best New Homes With Fireplaces In New York City!

Fall is in the air and the following properties are some of our favorite listings where we plan to bundle up with a glass of wine and embrace the change in seasons.

781 Fifth Avenue, 2307 -- \$1,799,000



Enjoy all of the comforts of home with all the services and conveniences of a five star hotel in the prestigious Sherry-Netherland, one of New York's premiere landmarks. The Sherry-Netherland is at the southern end of Central Park. This triple mint and very unusual one bedroom, one and a half bath apartment has 10 large arched windows with sunny southern and eastern exposures that look over the city's sweeping skyline.

Represented by Barbara Fox, Fox Residential.

1133 Fifth Avenue, 7A -- \$6,495,000



Beyond perfection is the best description of this one-of-a-kind, unclassic six room home with a library and two primary bedrooms located in a top Fifth Avenue Carnegie Hill co-op. Apartment 7A consists of all the elegant main rooms of the former grand full floor apartment with approximately 2800 square feet of living space and three main rooms facing Central Park. The oversized living room has a wood burning fireplace and spectacular views of Central Park.

Represented by Barbara Fox, Fox Residential.

59 West 12th Street, 10BC -- \$5,990,000



High-end architectural details are combined with brilliant design elements that make this three-bedroom home warm and inviting. No detail has been overlooked and all readily felt the minute one enters the home. The generous entrance gallery has lovely Venetian plaster walls, herringbone wood floors and a gracious hallway closet. This leads to an expansive open living room/dining room facing South over quaint 12th Street. There is light and sun all day

plus beautiful skyline and treetop views as you sit by the window overlooking landmarked townhouses. A stunning working fireplace with a Chesney marble mantle anchors the room. Moldings surround the space and storage has been discreetly added. The dining area is large enough to host a dinner for 10, yet cozy for intimate gatherings. Represented by Stephanie Kanner and Roni E. Cowan, Fox Residential.

45 East 85th Street, 4D -- \$3,250,000



A TRIPLE MINT three-bedroom home with contemporary architectural touches, state-of-the-art conveniences, all blending flawlessly with lovely pre-war details. The gracious floor plan is designed for privacy and serene city living. South-facing with city and treetop views, the beautifully proportioned living room features an elegant wood burning fireplace.

Represented by Claudia Fields and Evelyn Katz, Fox Residential.

28 Cliff Street, 4 -- \$2,950,000



Artistic Renovated 3 BR Penthouse Condo Loft downtown with amazing private rooftop terrace. This beautifully designed full floor duplex loft offers the perfect space for both entertaining and quiet, intimate living. Impeccably renovated to maximize its historic character, while adding modern conveniences and high style, this light filled loft is a home with airy living spaces. The essence of charm and sophistication is evident from the moment

you enter. The first floor has an exposed brick dining area, living room with wood burning fireplace, open chef's kitchen with top-of-the-line appliances including a Kuppersbusch gas stove and oversized hood. The primary bedroom has generous custom closets with a beautifully renovated bath as well as a balcony. On the upper floor are two additional bedrooms, an office with built in cabinetry, and a fully renovated modern bath. The big windows and the skylights bring in sunshine and light all day long. There is a second balcony off of one of the bedrooms. Represented by Susan Rubin and Stephanie Kanner, Fox Residential.

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