

May 17, 2023

Dirt



Three-Floor Manhattan Penthouse Boasts Eight Terraces, Epic Views



By: Laura Euler

Impressions: 1,900,000

Location	Upper West Side, New York, N.Y.
Price	\$25 million
Year	2023
Architect	COOKFOX Architects
Specs	6,169 square feet, 5 bedrooms, 7 bathrooms

May 17, 2023

Dirt

A spectacular penthouse in a recently opened West End Avenue condo building is a perfect choice for those who crave privacy at home in the heart of jam-packed New York City.

The building, designed by [COOKFOX Architects](#), features 57 residences. [Compass](#) is handling the sales. One notable point about the puzzled-together complex is that it manages to gracefully integrate and interpret three distinct façades from three neighboring buildings: a 1915 palazzo-style structure; a new construction tower; and the beautiful West End Collegiate Church.

Most of the development has been sold, but Penthouse A, asking \$25 million with gulp-worthy monthly charges of about \$16,000 a month, remains available. There are five bedrooms, five bathrooms, and two powder rooms across 6,200 square feet over three floors. Perhaps more notable than its ample interior are the more than 1,300 square feet of private outdoor space spread between two balconies and six terraces.

The apartment flows like a townhouse, with private elevator entry on all floors and an oak staircase with a steel railing connecting all levels. On the main floor are an expansive living room with river and downtown views and an en-suite bedroom/library, both of which open to terraces. There's also a spacious entrance gallery, a formal dining room, and a Christopher Peacock kitchen outfitted with hand-painted cabinetry, integrated appliances, and marble slab countertops and backsplashes. Off the kitchen is another terrace that's perfect for al fresco dining. There's even a terrace just outside the laundry room.

Surrounding a second-floor den, which features a wet bar and refrigerator with a connected west-facing terrace for stunning sunsets, are four en-suite bedrooms, including the primary suite. The primary bathroom is nicely appointed with radiant-heated marble floors, designer fittings, a freestanding soaking tub, and a custom oak vanity. That said, for the main bedroom in a \$25 million condo, it's a little underwhelming. One idea would be to appropriate the bedroom and bathroom next door to create a more elegantly spacious suite with dual baths, a sizable dressing room, and a sitting area.

Up on the third floor, seclusion seekers can skip people-packed Central Park. Along with a convenient powder room, there's a glass corridor that opens to a 900-square-foot terrace that sits high enough above the surrounding buildings that no one will ever know if you're doing yoga in your birthday suit or barbecuing in the all-together. Plus, there are amazing views that sweep over the Hudson River, Central

May 17, 2023

Dirt

Park, and the southern Manhattan skyline. (Maybe the condo bylaws will allow for a pool?)

As with most new construction projects aimed at wealthy buyers, the building offers a slew of premium amenities that include but are not limited to: a 75-foot pool; squash and basketball courts; a sports simulator room; a music listening lounge and recording studio; a yogo/barre studio; a club room; a children's playroom; and an onsite garage with covered parking.



May 17, 2023
Dirt



May 17, 2023
Dirt



May 17, 2023
Dirt



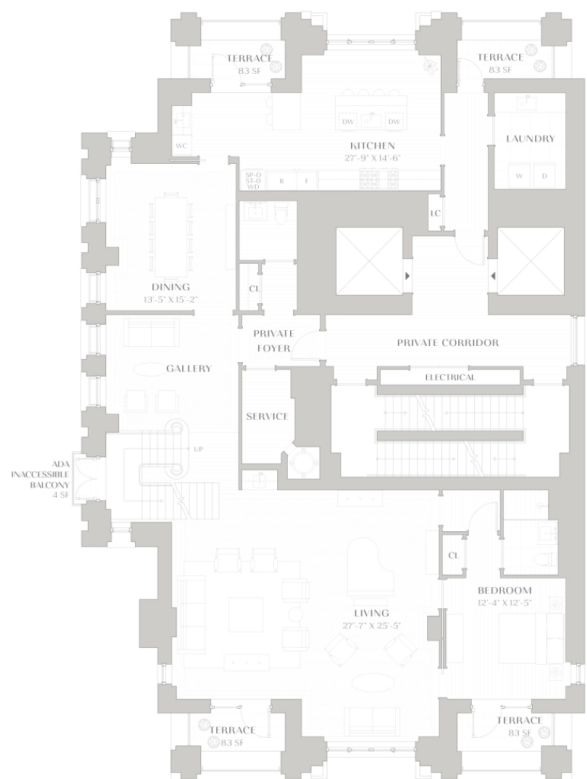
May 17, 2023
Dirt



May 17, 2023
Dirt



May 17, 2023
Dirt



May 17, 2023

Dirt



<https://www.dirt.com/gallery/more-dirt/real-estate-listings/upper-west-side-nyc-condo-house-penthouse-terraces-1203638769/17-facade/>