

Harlem Open House Tour 2007
Wednesday, September 26th 11-3pm
(Rain date Thursday, September 27th, 11-3pm)
Sponsored by Brian Phillips of Prudential Douglas Elliman 516 527-9511 (mobile)

See a wide selection of Harlem townhouses & condos in one afternoon while connecting with area brokers. Make your selections, come early, and keep it moving.

Mass Transit: Take either the 4, 5, or 6 subway to West 125 St. & Lexington Ave. Walk 3 blocks west to Fifth Ave. The Rhapsody sales gallery is on your right. Head either north or south on Fifth Ave. to your other tour selections. For the SOHA condominiums, take either the A, B, C, or D subway to West 125 St. & St. Nicholas Ave. Walk one block east on W.125 St. to Frederick Douglass Blvd., then head south on Frederick Douglass towards West 118 St. to the SOHA sales gallery. The # 1 train runs long Broadway and makes stops at W.125 St., W.137 St., W.145 St., and W.157 St. The 2 & 3 subways run along Malcolm X Blvd. (aka Lenox Ave.) and make stops at West 125 St., and at West 135 St. The B & C make a stop at West 135 St. & St. Nicholas Ave. The A, B, C, & D stop at West 145 St. & St. Nicholas Ave. The C stops at West 155 St. & St. Nicholas Ave., and at West 163 St. & Amsterdam Ave.

[A color street map with subway stops is on the last page of this itinerary for your convenience.](#)

SOHA Condominiums: 301 West 118 St. at Frederick Douglass Blvd.
Sales Gallery at 2198 Frederick Douglass Blvd. (W.118 St. & W.119 St.)

SOHA IS HOT! If you haven't checked out South Harlem, or SoHa, now is the time to do so. The people, the culture, the cafes, the nightlife, the energy: South Harlem is happening, and no where will capture its essence better than this exciting new condominium, SoHa118. Currently rising along 8th Avenue between 118th and 119th Streets, SoHa118 is already an exciting presence and will become a central hub of the hip vibe that is South Harlem today. At 15 stories high, SoHa118 is one of the tallest buildings in South Harlem. It anchors this vibrant neighborhood and from its upper floors, residents have fantastic views of Manhattan, often from private outdoor spaces. \$825-\$2.075M. www.sohal18.com. Contact the Sales Gallery at 212 280 3500.

Prudential Douglas Elliman Real Estate

Rhapsody On Fifth Condominiums: 2056 Fifth Ave at E.126 St.
Sales Gallery at 1 West 125 St. (Northwest corner of E.125 St. & Fifth Ave.)

Rhapsody on Fifth Avenue is a 7 story conversion of a Church in the heart of Harlem. The Church was originally 5 stories. The development team decided early on to preserve the Church by keeping the exterior, which is in the beaux arts design style, in addition to the 2 floors of new construction. The magnificent exterior of the building is only compared to the artistic layout of the interior. A building such as this combining old and new world charm fits in as a gem of present Harlem. The Garden Floor Home has a private garden area, which is adjacent to the common Garden area. The second floor contains only 3 homes which are all duplexes. The Studio homes have been designed to be combined with either 2BR home next to it, upgrading it to a three bedroom. The Penthouse level features 2 homes, one of which has a private elevator entry. The bamboo flooring won't be tarnished from direct sunlight. \$620K- \$1.55M. www.rhapsodyonfifth.com. **The Marketing Directors 212-828-5556**

Townhouse – 18 West 123rd Street (Mount Morris Park West & Lenox Ave.)

This 16' wide, four (4) story S.R.O. townhouse is located on West 123rd street between Lenox and Mount Morris Park West, steps away from Marcus Garvey Memorial Park. The building currently has one (1) tenant occupying units on the ground and parlor floors. Excellent transportation, familiar and unfamiliar retail shopping, a wide range of restaurants and beautiful residential developments have all contributed to this areas growing success. There's a reason Central Harlem is considered the foremost up and coming neighborhood in New York City. With that, the sale of 18 West 123rd street presents an excellent investment opportunity in the very lucrative Central Harlem area. Asks \$1.049M. www.masseyknakal.com. Victor A. Sozio 212-696-2500 ext. 7720, Christopher Lefferts 212-6962500 ext. 7726, Michael A. Tortorici 212-696-2500 ext. 7774. **Massey Knakal Realty Services**

Townhouse – 14 W121 St (Mount Morris Park West & Lenox Ave.)

Victoria Townhouse, One would be pleased with the attention to details and modern conveniences that are placed in this home. Being a 20 ft in width is a rare find in Manhattan, but one that is in move condition is truly uncommon. The list of wonderful features are central air /heat, planted south facing garden, beautiful oak flooring and many more magnificent details. Presently configured with owner triplex, which is over 3000+/- sq. ft. plus one rental unit for income. The total square footage is over 4200+/- . Asks \$2.499M. www.corcoran.com Web ID # 990363 Spencer Means, SVP 212-875-2844. **Corcoran Group Real Estate**

5th On The Park Condominiums: 1485 Fifth Ave (Fifth Ave & W.120 St.)
Sales Gallery at 1469 Fifth Ave at W120 St

5th On The Park is the ultimate urban housing fantasy come true. Rising on 5th Avenue and 120th Street, in the heart of once blighted, now booming Central Harlem, on a historic six square block park that is the epicenter of its revival, this majestic, window walled, 28 story condominium tower features a 40' high art-filled atrium lobby, doorman and concierge, drive-in valet parking, lap swimming pool, large, commodious indoor and outdoor communal spaces, state of the art gym, and much, much more. Its 160 apartments are models of magnificent contemporary design, built to the highest standards, with every detail thoroughly thought-out, providing the ultimate day-to-day living experience. 5th On The Park's interior and exterior architecture, finishes, fixtures, amenities, services, and spectacular park and city views rival those of the very finest of downtown properties. \$457,300 - \$3,022,200. www.5thonthepark.com. Carole Griffin exclusive sales agent 212-348-5353. **Griffin Real Estate Group**

Townhouse – 6 East 126th Street (Fifth Ave. & Madison Ave.)

This 18.75' wide, four (4) story, townhouse is located on 126th street between Fifth and Madison Avenues. The building will be delivered completely vacant and is and is a great opportunity for a small business or owner user conversion. The property is surrounded by some of Central Harlem's most reputable landmarks, including Harlem's famous Astor Row located three blocks away, Sylvia's and Mount Morris Park. Excellent transportation, fine super markets, gourmet restaurants, convenient retail shopping and beautiful residential developments have all contributed to this areas growing success. There's a reason Central Harlem is considered the foremost up and coming neighborhood in New York City. With that, the sale of 6 East 126th street, presents an excellent investment and live with income opportunity. Asks \$1.195M. www.masseyknakal.com. Victor A. Sozio 212-696-2500 ext. 7720, Christopher Lefferts 212-6962500 ext. 7726, Michael A. Tortorici 212-696-2500 ext. 7774. **Massey Knakal Realty Services**

Townhouse – 45 West 126th Street (Fifth Ave. & Lenox Ave.)

This fully-renovated, brick townhouse boasts 21' of frontage and is conveniently located a block away from the 2 and 3 trains at 125th & Lenox Avenue. The property is currently occupied with four (4) free market leases and is operating at a gross annual income of \$86,400. The building has recently undergone extensive renovations which include; **hardwood floors, brand new appliances, rebuilt roof structures, new boiler, and new plumbing and electrical systems.** Recent developments within the property's immediate vicinity have added tremendous value and established Harlem as a premiere residential neighborhood. These include **50 West 127th Street, The Rhapsody** at the corner of 126th and Fifth Avenue, **The Lenox** and **The Lenox Grand.** This building's width, size, and central location make this an excellent user or conversion opportunity. Asks \$1.895M. www.masseyknakal.com. Victor A. Sozio 212-696-2500 ext. 7720, Christopher Lefferts 212-6962500 ext. 7726, Michael A. Tortorici 212-696-2500 ext. 7774. **Massey Knakal Realty Services**

Townhouse – 68 West 127th Street (Fifth Ave. & Lenox Ave.)

This is a 19' wide legal two family brownstone enclosed with your every joy. Encompassing 4,300 sq ft of space, the owner's triplex provides four bedroom, 4 1/2 bath 2,850+/- sq ft home with its very own terrace and 800+/- sq ft private garden. The garden is surrounded by light, furnished, decorated with flowers and a beautiful lawn. A touch of loft and a flavor of country is felt when walking into our open, parlor living space. Three family-sized Viking appliances wrap your kitchen with the ultimate conveniences of living in a Harlem brownstone. A 48" inch oven is actually two ovens with, six burners and a 12" wide griddle plate. 4 1/2 plushly designed bathrooms add color, texture and intrigue to all. All four bedrooms are of equal space, each having three windows. The central air conditioning and central heat will provide relaxation inside and a color video intercom will connect you well with the outdoors. This purchase is made simple with the convenience of receiving \$2,500/month from a garden duplex apartment with its own 200+/- sq ft of private outdoor space. Asks \$2.295M. www.prudentialelliman.com Web ID # 879361. Exclusive agent Todd Stevens, VP 212-727-6193, and assistant David Kinney 212 321-7116. **Prudential Douglas Elliman Real Estate**

Townhouse – 51 West 127th Street (Fifth Ave. & Lenox Ave.)

This 18' wide, four (4) story townhouse will be delivered with a **certificate-of-non-harassment** and is located on 127th street between Lenox and Fifth Avenues. The building currently has two (2) tenants occupying units on the ground floor and second floor. The property has recently undergone vast improvements, which include a **new gas heating system, extensive masonry repair, new windows throughout, new iron railings and gates in front and rear of the property, and proposed plans for a conversion to 3-family.** The property has benefited greatly from the recent development of high-end condominiums directly across the street at **50 West 127th** and down the block at **The Rhapsody.** Excellent transportation, familiar and unfamiliar retail shopping, a wide range of restaurants and beautiful residential developments have all contributed to this areas growing success. There's a reason Central Harlem is considered the foremost up and coming neighborhood in New York City. With that, the sale of 51 West 127th street presents an excellent opportunity for a user to live in a beautiful Central Harlem location. Asks \$1.195M. www.masseyknakal.com. Victor A. Sozio 212-696-2500 ext. 7720, Christopher Lefferts 212-6962500 ext. 7726, Michael A. Tortorici 212-696-2500 ext. 7774. **Massey Knakal Realty Services**

Townhouse – 2074 Fifth Ave (E.127 St. & E.128 St.)

19'+/- wide, 60'+/- built, and 5 full floors, this king size 4 family offering is conveniently located on Fifth Ave & E.127 St just 2-4 blocks east or west of the Metro North, and the 4, 5, 6, 2 & 3 subway lines. Last renovated in 1992, and currently receiving a J-51 tax exemption until the year 2024+/-, it consists of a 6 room/3 bedroom/2 bath garden duplex (ideal for professional use), plus (3) two bedroom floor-through units. There is a full cellar below duplex, plus a backyard. Each unit has laundry hook-up and plenty of closets. Walk 2 blocks to shops & restaurants on West 125 St. Perfect for owner occupant. Asks \$1.95M. www.prudentialelliman.com Web ID # 751639. Exclusive agent Brian A. Phillips, VP *The Mobile Broker* 212 531-7726, and assistants Vincent Giambalvo 212-531-7728, and Michelle Hazell 212-531-7727. **Prudential Douglas Elliman Real Estate. Tour itineraries available here.**

Condominium – 2101 Fifth Ave #GS (E.129 St. & E.130 St.)

Extraordinary contemporary duplex with a landscaped garden, exposed fieldstone walls, gas fireplace and Brazilian cherry hardwood floors. The open, loft-like layout makes this brand-new apartment in a stately brownstone on upper Fifth Avenue perfect for entertaining! Stainless steel kitchen appliances, washer/dryer and modern heated baths complete this elegant and architecturally unique home. Convenient to east and west side express and local subways and local retail. With 1,976+/- square feet of luxury, this property is a real bargain. Asks \$849K. www.warburgrealty.com Web Id # 511248. Exclusive agents Kyler Brown 646-253-0306, and William Foley 646-253-0305. **Warburg Realty Partnership**

Townhouse – 227 West 131 Street (Frederick Douglass Blvd. & Adam Clayton Powell Jr. Blvd.)

The subject property is located on the North side of West 131st Street between Frederick Douglass and Adam Clayton Powell Boulevard. The property contains (8) free market loft style studio apartments with oak hard wood floors, exposed brick, and new kitchen amenities. The building has been completely gut renovated with new beams, new plumbing, and new electric. There are 8 individual heating units, (9) individual hot water tanks, (9) electric meters, and (8) gas meters. The common area has its own hot water tank for janitorial cleaning and the building is equipped with a top of the line security system that includes (4) surveillance cameras. The expenses on this building are extremely low, apartments are all self containing, and the building has been 100 percent destabilized. Investors have the option of buying the building outright or users can take advantage of this excellent opportunity by entering into a triple net lease. Asks \$1.45M. www.masseyknakal.com. Victor A. Sozio 212-696-2500 ext. 7720, Christopher Lefferts 212-6962500 ext. 7726, Michael A. Tortorici 212-696-2500 ext. 7774. **Massey Knakal Realty Services**

Townhouse – 235 West 132 St. (Adam Clayton Powell Jr. Blvd. & Frederick Douglass Blvd.)

This beautifully renovated three (3) family Townhouse strategically located on a tree-lined block between Seventh & Eighth Avenues is a must see! Top two (2) floors duplexed to create Owner's Duplex which includes: Three (3) Bedrooms 2.5 Baths, Exposed brick walls, Bosch appliances, Granite counter tops, Cherry-wood Cabinets, Washer/ Dryer, plus the bonus of a lovely Deck for your enjoyment. Parlor level, One (1) Bedroom with 1.5 Bath floor-thru with exposed brick, Granite counter tops, Bosch appliances, Cherry-wood Cabinets, Washer/ Dryer with the bonus of a Deck. First Floor, One (1) Bedroom 1.5 Bath Floor thru Garden Apartment, duplexed to the basement to create a recreation room. Exposed brick, Granite counter tops, Bosch appliances, Cherry wood cabinets, Washer/Dryer, with a bonus of a wonderful garden. Built Circa 1910. Building dimensions 16ftX50 ft, Lot 16ftX99.92ft, 3 Stories, 3,600+/- sq. ft. DELIVERED VACANT. Owner has Certificate of Occupancy. Asks \$1.75M. www.prudentialelliman.com Web ID # 866129. Exclusive agents Amanda Jhones, VP 212-769-9882 and Shirley Smith 646-505-2206.

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Townhouse – 319 West 137 St (Adam Clayton Powell Jr. Blvd. & Frederick Douglass Blvd.)

This two family townhouse is nestled on a quiet street near the Strivers Row historic district and scenic St. Nicholas Park. Live with income opportunity or lovingly restore it to a one family home. Many original details abound with low taxes. Centrally located near all transportation, restaurants and boutiques. A,B,C,D, & 2,3 trains. Asks \$1.585M. www.halstead.com Web ID # 1166533. Exclusive agent Kory Marrero 212-381-2589. **Halstead Property, LLC. Complimentary Appetizers & Confections.**

Townhouse – 259 West 137 St. (Adam Clayton Powell Jr. Blvd. & Frederick Douglass Blvd.)

Why pay \$2.5 million for only 2 or 3 bedrooms averaging 1,500-2,000+/- square feet when you can have an ENTIRE TOWNHOUSE totaling almost 5,000+/- square feet with the opportunity for RENTAL INCOME? Add an additional 2,000+/- sq ft with the basement (already with 1/2 bath) and rooftop and you will have made a WISE INVESTMENT! In today's economic times, having passive income is a SMART MOVE and owning this magnificently RENOVATED 18' x 60' LEGAL 2 FAMILY Harlem townhouse with DRIVEWAY in the rear can be a dream come true for one very discerning and fortunate buyer. Owner's three bedroom TRIPLEX with panoramic roof-top views features skylights, working wood burning fireplace, MASTER SUITE with a walk-in closet and a master bathroom boasting a granite countertop, shower stall and Jacuzzi bathtub. Three bedroom RENTAL DUPLEX (which could be converted to a COMMERCIAL SPACE) with deck boasts an extra large tilting window, Whirlpool washer and dryer and lots of closet space. Kitchens feature GE Profile and/or Kenmore Elite. Asks \$2.5M. www.triumphproperty.com Web ID # 25269TH. Exclusive agents Althea Ffrench 212-662-7777 ext 109 and Wave Chan 212 662-7777 ext 118. **Triumph Property Group**

Townhouse – 308 West 138 St. (Edgecombe Ave. & Frederick Douglass Blvd.)

This two family townhouse is nestled on the quiet block of West 138th Street, between Edgecombe and Frederick Douglass Boulevard in the St. Nicholas Park historic district. With 3,328+/- square feet of dynamic living space this townhouse is an essential element in expansive living with vaulted parlor floor ceilings, 4BRs with the master bedroom playing host to two pass through closets, 2 spacious bathrooms and one ½ bath, a separate laundry area and Jacuzzi area with skylight, along with some serious looking exposed wood detail throughout. The rear deck is floored with glass brick, and faces South, capturing a wonderful day's worth of sun into the garden. Zoned as a 2 family with commercial space on the garden level, the potential for a higher than normal rental income is greatly enhanced. On this level alone are three ½ baths as this was formerly used as a child care center and below is the cellar, clean and neat. A stone's throw to St. Nicholas Park, City College, New York Sport's Club, Starbucks and more, the B/C train stop is one block away and the A, B, C, and D trains can be picked up on W. 145th Street. Parking is pretty fair on this block as well as Edgecombe Avenue. Asks \$1.825M. www.halstead.com Web ID # 1473226. Exclusive agent Ronald Ferdinand 212-381-2309.

Halstead Property, LLC.

Townhouse – 259 West 138 St. (Adam Clayton Powell Jr. Blvd & Frederick Douglass Blvd.)

Harlem Landmark District. THE RENOWED STRIVER'S ROW. Keeping with the style of the original architecture of that era, Celebrity Contractor, Gregory Carey, from one of TLC's top TV shows, has tastefully renovated this Magnificent 17X100ft Striver's Row Townhouse. This Level 2 Smart-House Wired Townhouse is a Masterpiece of Design. The present configuration is an Owner's Triplex with a 1 bedroom rental Duplex Apartment. This townhouse can be easily converted to a one family dwelling. The Owner's 4 Bedroom Triplex Features a Heated 2 Car Garage, Roof Deck, Skylights and 2 Wood Burning Fireplaces. The 1 Bedroom Rental Duplex has a Recreation Room, Wood Burning Fireplace and Private Entrance. This Fabulous Striver's Row Townhouse is equipped with Central Air; Radiant Heat System, LG W/D, Built in Sound Systems throughout the house with separate controls in each room, I-Pod Stations, Virtual Security Systems, Advanced Ventilation Systems, 2 Skylights, one with a decorative lighting feature. The Gourmet Kitchen has Stainless Steel High End Appliances and Granite Counter Tops. The Sky-Lighted Master Bath has the Original 6 Ft Claw Foot Tub. THIS TOWNHOUSE IS EXCEPTIONAL! Asks \$3.499M. www.halstead.com Web ID # 1464431. Exclusive agent Sharon Harris, VP 212-381-2587. **Halstead Property, LLC.**

Townhouse – 262 West 139 St. (Adam Clayton Powell Jr. Blvd. & Frederick Douglass Blvd.)

Located on the prestigious Strivers' Row, one of the most beautiful blocks in Manhattan, this triple mint two family home is unparalleled. The 17 foot wide townhouse has just been entirely rebuilt transforming it from a shell to a classic beauty. No expense was spared and every detail has been meticulously appointed. This complete "Smart House" allows you to control security, audio, thermostat and lighting from a single touch pad or the internet. The owner's triplex is a luxurious five bedroom, four and a half bath with two terraces and a private garage. The kitchen is outfitted with custom cabinetry and the finest appliances. The gracious Master suite has everything you could want including a large marble bath with a steam shower, a fireplace and a large private terrace. Any of the remaining four bedrooms can easily be used as a media room or a home office as there is more than sufficient electricity and cable. With its own separate entrance, the garden duplex would make for a top notch rental or an extra special place for guests. Asks \$4.2M. www.halstead.com Web ID # 717310. Exclusive agents Julia Boland SVP 212-381-2333 and BJ Engler, SVP 212-381-2391. **Halstead Property, LLC.**

Townhouse – 224 West 139 St. (Adam Clayton Powell Jr. Blvd. & Frederick Douglass Blvd.)

This is an exquisite 2 family townhouse on the Ever-so-famous STRIVERS ROW w/ original details throughout. Ground floor is a 2.5 bedroom apartment/maid's apartment, while the 3 floors above are currently used as a single family home. - Total sq. ft. 3,640+/- w/ 450+/- sq. ft. Private deck w/ private wood fence. Asks \$2.350M. www.paripassu.com Web ID # 25270. Exclusive agents Marissa Berland 917-608-4678, and Steve Weber 917-526-2663. **Pari Passu Realty Corp.**

One Strivers Row Condominiums: 2605 Frederick Douglass Blvd. (W.138 St. & W.139 St.)

Set amidst a private enclave of historically protected Brownstone blocks-Striver's Row is the West Village...uptown. These modernist, minimalist, super-chic half-floor loft homes are Zen defined. Gracious, open, fluid floor plans with the finest most "forward thinking" finishes. Downtown luxury finishes abound including loft height ceilings, open windowed hand crafted Wenge chefs' kitchens with seamless slab counters and Viking/Sub-zero/Miele appliances. These fully appointed loft homes are to be delivered each with their own washer/dryers and designer recessed halogen directional pin lighting- perfect for showcasing art in the tremendous flowing gallery halls that grace each unit. Most units have their own private Sky Deck perfect for relaxing with morning coffee. The windowed spa baths are simply stunning and showcase every Duravit and Waterworks bell and whistle. Choose from sprawling, sun blasted 2 and 3 bedroom floor plans including 2 spectacular Penthouse units. The project has been designed with a nod to the world's finest boutique hotels. Do nothing except enjoy it all- in the heart of it all. Have your expectations exceeded- One Strivers Row is the benchmark of luxury! \$820K - \$1.299M. www.onestiversrow.com. Exclusive agent Darren Sukenik, EVP 212-727-6111, and Carl Ekroth 212-321-7156. **Prudential Douglas Elliman Real Estate**

Strivers North Condominiums: 202 West 140 St. (Adam Clayton Powell Jr. Blvd. & Frederick Douglass Blvd.)

Built in 1926, Strivers North is a community of 29 homes carefully designed and harmonized with the interest of today's homeowner. A climactic journey will touch you each day as you return home via your glass enclosed elevator overlooking the world famous, 1890s architecture of Strivers Row. Strivers North provides the largest living space in Harlem for the greatest value. Wrapped within the Adam Clayton Powell Parkway and Edgecombe Historic Drive, views are pre-war, while living is modern. A Washer/Dryer, Supa Doors, radiant in-floor heating accompany each home. The sensuous feel of Poggenpohl, a Bosch oven and dishwasher, and Bosch refrigerator are our essential ingredients for each kitchen. Carefully selected by designer Charlotte Cohen, these seamless innovations translate epicurean forms and desires into a beautiful design. The paradise colors of pool, urchin, sorbet and white embody the mosaic floors of each primary bathroom. Energy efficient, central air conditioning and heating offer the most accommodating temperature for each Strivers North home. \$565K - \$1.2M. www.striversnorth.com. Exclusive agent Todd Stevens, VP 212-727-6193, and assistant David Kinney 212 321-7116. **Prudential Douglas Elliman Real Estate**

Townhouse – 188 Edgecombe Ave. (W.143 St. & W.144 St.)

Nestled in Sugar Hill, a stone's throw from Starbuck's and New York Sport's Club, this Edgecombe Avenue two family 18 footer can be crafted into loft like living with its 10'+ ceilings, spacious living spaces and great sunlight. 2,661+/- square feet of living space divided by 4 floors with an FAR that adds another permitted 3,230.80+/- square feet. Private rear garage adds a bit of panache to Manhattan living in this turn of the century townhouse. Cert of No Harassment in place. Steps to Duane Reade, Chase Bank, the 145th Street stop for the A, B, C, & D trains along with the cross town #19 to the 2, 3 trains makes this location essential in Upper Manhattan living with a 15 - minute train ride to midtown. In an area growing ever popular thanks to swank eateries, haute Harlem style living, and condominiums, what could be more appealing than snatching that dream of homeownership...with an actual rear yard? Wide, open space is yours to create a lifestyle all your own. Prepare for the holidays now. Asks \$1.495M. www.halstead.com Web ID # 1099021. Exclusive agent Ronald Ferdinand 212-381-2309. **Halstead Property, LLC.**

Townhouse – 471 West 140 St. (Convent Ave. & Amsterdam Ave.)

****\$75 dinner gift certificate to the 20th attendee****

First time being shown Located in Historic Hamilton Heights, across from City College, this beautifully renovated townhouse is 18'+/- wide and 72'+/- built which allows for 4 spacious apartments: a three-bedroom / two bath duplex with yard, a one-bedroom / one bath unit with deck, and "2" two-bedroom / two bath floor-through units, each with decks including a roof deck. Each unit is equipped with central air conditioning, washer & dryer, dishwasher, and microwave. Application to market individual units as condos has been filed. Great jazz coffee/pastry shop on the corner. 1 train on Broadway & W137 St. A, B, C and D subways, 24 hour Pathmark, NY Sport's Club, Baton Rouge & Maroon's fine restaurants, Hamilton Grange Public Library, St. Nicholas Park, Riverbank State Park and more are on W145 St. Asks \$2.65M. www.prudentialelliman.com Web ID # 877560. Exclusive agent Brian A. Phillips, VP The Mobile Broker 212-531-7726, and assistants Vincent Giambalvo 212-531-7728, and Michelle Hazell 212-531-7727.

Prudential Douglas Elliman Real Estate. [Tour itineraries available here.](#) [Complimentary Lunch.](#)

Townhouse – 101 Hamilton Place (W.141 St. & W.142 St.)

Nestled in the Hamilton Heights area and built around the turn of the century, 101 Hamilton Place is a Luxury Two Family Romanesque Revival style Townhouse exclusively featured in New York Living Magazine. The owner's unit elegantly displays an Open Loft-style living room with a fireplace to an expansive kitchen appointed with top of the line cooking appliances, wine cooler, custom made granite countertops, and Schoenbeck Lighting, ultimately leading to a courtyard lined with imported Brazilian Walnut and a magnificent split face granite waterfall highlighted with a vast amount of color arrays to create an enchanting setting ideal for complete comfort and exclusive entertaining. The Master bedroom suite with a clear-glass wall is luxuriously displayed with Schoenbeck Chandeliers, a Sit-in dressing room with custom-made closets and flat screen TV, Spa room with Steam Shower, Jacuzzi, Fireplace, Custom vanities, and Plush couch. The cellar has been transformed into an Entertainment/Comfort Room with a Flat screen TV and Bose surround sound, Crème marfil marble flooring, and plush upholstered walls. Call today for a private showing of this mesmerizing townhouse. Asks \$1.999M. www.prudentialelliman.com Web ID # 791776. Exclusive agents Bryan Williams 917-653-2395, and Samuel Chang 917-902-5353. **Prudential Douglas Elliman Real Estate.**

Townhouse – 642 West 138 St. (Riverside Drive & Broadway)

****\$25 Starbucks gift cards to the 15th, 20th, and 25th attendee****

Located in Washington Heights on West 138 St & Riverside Drive, immediately next to Riverbank State Park, a block from the #1 train on Broadway & West 137 St, five blocks from the Fairway Market, newly developing upscale restaurants in the Fairway area like Dinosaur Barbeque & Hudson River Cafe, a short ride on the bike path to the soon to come Harlem On The River at West 125 St, and a short drive to the West 133 St entrance to the Henry Hudson Parkway, this fully renovated single family townhouse is not only a rare find under \$2 million, but a terrific use of space. It features four bedrooms, walk-in closet, modern kitchen, living/dining room, three full modern baths, decorative fireplaces, a finished basement, and a rear deck with steps down to a spacious & beautifully landscaped garden. Hardwood floors throughout, exposed brick walls, and large hall skylight. Asks \$1.75M. www.prudentialelliman.com Web ID # 786089. Exclusive agent Brian A. Phillips, VP *The Mobile Broker* 212-531-7726, Vincent Giambalvo 212-531-7728, and Michelle Hazell 212-531-7727. **Prudential Douglas Elliman Real Estate**

Townhouse – 350 West 145 St. (St. Nicholas Ave. & Edgecombe Ave.)

Bring your architect. Located in the heart of Hamilton Heights, this building is currently being used as a mixed use building. The top two floors each have one bedroom floor through and are paying way below market rent. The units can be delivered vacant, the two tenants are on a month to month lease. One of the commercial spaces is vacant and can easily be converted back to an apartment. The building is perfect for a work-live space. Located in a great area that is ideal for commuting to lower Manhattan via the express trains, this is an investors dream. The building is across the street from the new Starbucks, the new condominiums on West 145th Street and so many other great places. This is priced to move. Asks \$1.2M. www.corcoran.com Web ID # 1065769. Exclusive agent Martin Gayle 212-678-7200. **Corcoran Group Real Estate**

The Langston Condominiums: 68 Bradhurst Ave. (W.145 St. & W.146 St.)**Sales Gallery in Penthouse N.**

The Langston Condominium is a ground-up, full-service luxury condominium located at 68 Bradhurst Avenue. We have C of O, 25 yr tax abatement in effect and over 100 apartments occupied. Out of a total of 180 apartments there are roughly fifteen remaining: 2Br's from \$665,000 (including one with a rooftop terrace), 3Br's from \$755,000 and 3br penthouse duplexes with private terraces and stunning views from \$980,000. We have onsite attended parking and both Starbucks and New York Sports Club are in the building. Great commuting location. Supermarket, farmer's market, drug store, banks and other services are within a block. Come join a real New York community at the Langston: Real Homes for Real New Yorkers. Sales office is in Penthouse N. www.thelangston.com. \$665K - \$995K. Exclusive agent Sidney Whelan 212-381-2690, and Goldine Eismann 212 381-2539. **Halstead Property, LLC.**

Complimentary Lunch.**Townhouse – 307 West 146 St. (Frederick Douglass Jr. Blvd. & Bradhurst Ave.)**

Investor or homeowners dream. This 25 ft in width building has many charming features from the newly renovated interiors to receiving a major income. The building is configured with four units. One of the units is presently occupied by the owner and is configured as duplex with three bedrooms. The other units are configured as spacious two bedroom units. The income is approximately \$90,000 annually. This is an exceptional find. Asks \$2.119M. www.corcoran.com Web ID # 1068066. Exclusive agents Martin Gayle 212-678-7200, and Spencer Means, SVP 212-875-2844. **Corcoran Group Real Estate**

Townhouse – 737 St. Nicholas Ave. (W.146 St. & W.147 St.)

Magnificent townhouse with limestone façade and stoop, located in Sugar Hill, one of Manhattan's premier landmark districts. Meticulously renovated, in an open, modern, minimalist manner, this 18 foot wide townhouse has a gracious, fluid floor plan. Detailed with the finest luxury fixtures and finishes, custom cabinetry, sun flooded by skylights, zoned central air and security systems, new roof and all new mechanicals. Incredibly loft-like setting, soaring 10 foot + ceilings, a modern wood burning fireplace and a sculptural steel staircase greet you as you enter into the spacious main living and dining area. The grand, windowed chef's kitchen has heated floors and is appointed with top of the line appliances by Bosch and Thermador, including a wine cooler and garbage disposal. The Zen-like master bath has Phillippe Stark designed Hansgrohe fixtures, a soaking tub and rainshower. Amble into your backyard for morning coffee and paper, and wrap up the day on the roof deck, with the beautiful NYC backdrop. One of the four additional bedrooms could accommodate a media room or home office, since there is upgraded electricity and cable. With its own private entrance, the garden level suite makes a special guest retreat or gives the option for an income producing rental. This 3-5 bedroom, 3.5 bath home is approximately 4400+/- square foot with an additional 1100+/- square foot cellar and is zoned for residential and commercial use. Perfectly situated by St Nicholas and Jackie Robinson Parks as well as the A/B/C /D and 1 trains. Just two express stops to 59th street. Asks \$2.739M. www.stribling.com Web ID # 1007082. Exclusive agents Lori Glick 212-585-4536, and Diane Rocca 212-585-4568. **Stribling & Associates**

Townhouse – 408 West 149 St. (St. Nicholas Ave. & Convent Ave.)

****\$25 Starbuck's gift cards to the 15th & 20th attendee****

Beautifully situated on a tree-lined block in Sugar Hill, in the landmark historic area of Hamilton Heights, this coveted 20' wide multi-family townhouse features an elegantly restored facade, landscaped terraced gardens front and rear, four stories plus basement and build able air rights for two more stories. On the third and fourth floors are two lovely spacious one bedroom duplex apartments, on the ground and parlor floors, an owners duplex. Lots of light throughout and either treetop or garden views from all windows. Built circa 1926, this home is completely renovated and still retains some original details, ie, the staircase and balustrade. Recently updated plumbing, heating and wiring. Duplexes on the second and third floors feature gourmet kitchens, high ceilings, exposed brick walls, beautifully updated bathrooms, a skylight and a terrace overlooking the gardens below. Building can be purchased as is and delivered vacant at price below, or occupied and purchased at a negotiated price. Also, pending approval by the state of the condominium offering plan three units can be purchased individually. All serious offers considered. Steps from the A, B and 1 lines. Asks \$2.45M. www.prudentialelliman.com Web ID # 767011. Exclusive agent Caroline Van Nattan 646-505-6965.

Prudential Douglas Elliman Real Estate

Aqueduct Court Condominiums: 469 and 479 West 152 St (St. Nicholas Ave. & Amsterdam Ave.)

A Classic Retold. Across the street from the famous Dance Theatre of Harlem, AIA award winning architect Michael Schmitt has transformed two Renaissance Revival buildings into the residences of Aqueduct Court. After restoring the stunning exteriors, Michael designed luxurious one, two, three bedroom and full floor condominium residences in a modern yet classic style. The gourmet kitchens feature glossy white lacquer cabinets, quartz granite countertops, and stainless steel Bosch and Electrolux appliances. Relaxing baths, clad in Italian ceramic tile, have been completed with Duravit fixtures and Grohe hardware. Along with high ceilings and bamboo floors, each home boasts personally controlled HVAC, the security and convenience of a state of the art virtual doorman, a washer and dryer, and access to a roof terrace with stunning views of Manhattan. The Sponsor has secured 5% down financing for qualified purchasers. Aqueduct Court is truly a classic retold. \$495K-\$849K. www.aqueductcourt.com. Exclusive agents Linda Fenn, SVP 212-727-6145, Amanda Jhones, VP 212-727-6145, and Mary Cedeno 212 727-6145. **Prudential Douglas Elliman Real Estate**

Townhouse – 590 West 152 St. (Amsterdam Ave. & Broadway)

Complimentary Lunch Ready to move in, this brand new two family townhouse has just been completely gut renovated with top of the line finishes. The current lay out is two (2) duplexes which gives each tenant plenty of space and privacy. The upper unit has two and a half (2.5) baths while the lower unit has two (2) full and two (2) half baths. This property is located down the block from the world renowned Dance Theatre of Harlem and the new Aqueduct Court condominiums. The property is just a few blocks from the A,C,B,D, and 1 trains which can get you to midtown Manhattan in just 20 minutes! Asks \$1.495M. www.corcoran.com Web ID # 787024. Exclusive agents Thomas Wexler, SVP 212-360-2288, Scott Varga 212-360-6782, and assistant Carmen Martinez.

Corcoran Group Real Estate

Townhouse – 863 Riverside Drive (W.158 St. & W.160 St.)

5 floor, 3 family Georgian facade townhouse for investor/user or convert to single family. 2 Two Bedroom duplexes currently being renovated (one with roof deck granting gorgeous views) and one renovated garden studio. All major systems have been replaced including heating/AC, boiler, water heater, plumbing and electrical. Delivered vacant with renovation complete (at \$2.45M) or at \$2.2M to complete renovation to your own taste. Located in Northern Harlem on the Western Crescent of Riverside Drive and 158th Street on a beautiful tree lined street amongst many historical buildings in a fast changing neighborhood. Asks \$1.995M. www.prudentialelliman.com Web ID # 786491. Exclusive agents Douglas Heddings 212-769-6554, and Jennifer Breu 212-769-6531.

Prudential Douglas Elliman Real Estate. Complimentary Dessert.

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