

New York family

April 2009

IN THE
neighborhood

Dream Homes

This Month's Featured Building Combines High-End Living With Eco-Friendly Design

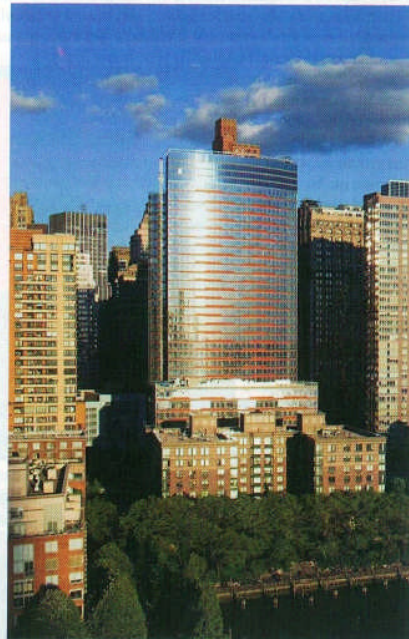
THE VISIONAIRE

Battery Park City is getting ever greener thanks to one of the city's newest and most eco-conscious buildings, The Visionaire. The 35-story, 251-unit waterfront high-rise overlooking New York Harbor offers families a taste of downtown life while allowing them to stay true to their environmental commitments.

Michael Gubbins, vice president and director of residential management at Albanese Development Corporation, the building's developer, says The Visionaire is the "greenest" new project in Battery Park. "It uses 67% less power on peak demand and 50% less water than a typical building of its size," he says. A few highlights: a four-pipe fan coil system replenishes and doubly filters the fresh air in the building; an original glass and terra cotta exterior filters out UV rays; and photovoltaic panels harvest sunlight and generate electricity for the building, reducing greenhouse gases and use of fossil fuels.

Meanwhile, the Visionaire has all the high-end amenities one has come to expect from new luxury residential buildings. That includes a children's activity room, sky-lit heated swimming pool and hot tub, private rooftop cabanas, fitness center and a lounge with a pool table and movie screen.

To help families incorporate eco-friendly values into their lifestyle, The Visionaire offers a move-in service in which the building's resident manager walks them through their new home and demonstrates how to properly operate



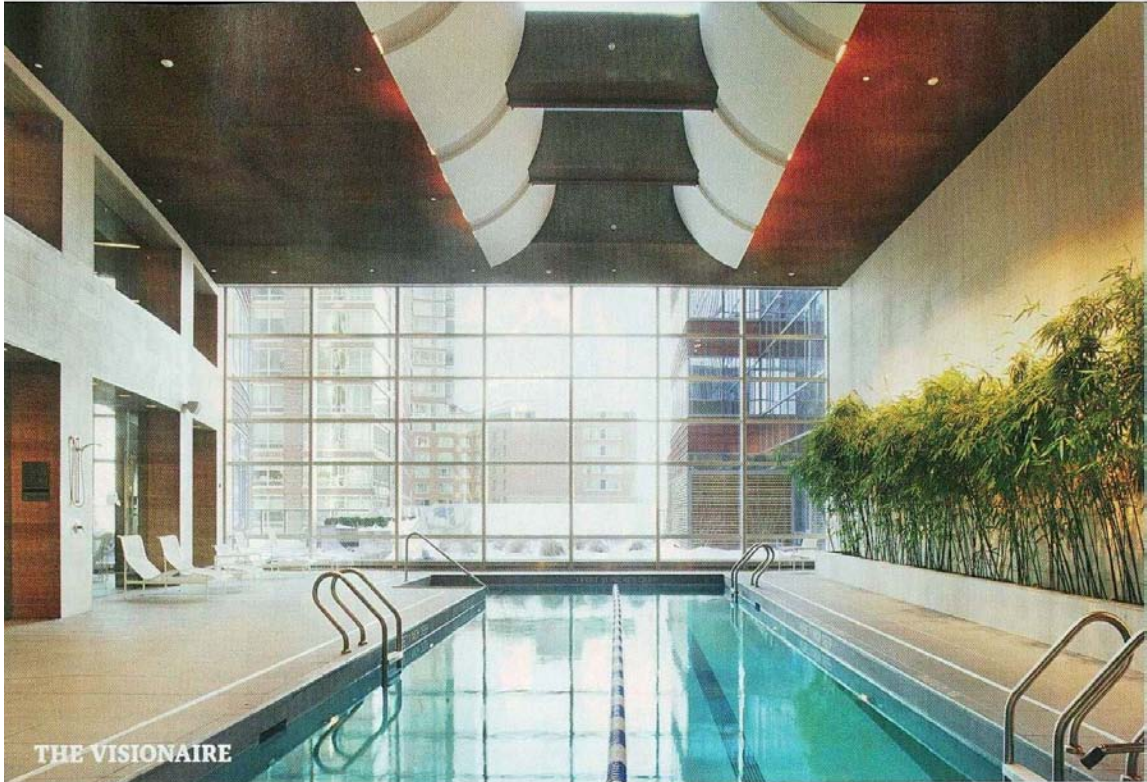
the energy-saving equipment and recommends suggested cleaning products that are non-toxic, according to Russell Albanese, president of The Albanese Organization.

The Visionaire's location is another one of its major draws. "The Battery Park City community is a sustainable community," says Albanese. "Of the 92 acres that make up Battery Park City, over a third is parks and recreation, and all [of it] is maintained in a sustainable fashion." In addition, the city is currently building the first green public school in New York City right next door.

"Today, everyone wants to be part of the solution when it comes to the environment," sums up Gubbins. And living in The Visionaire is one great way to do it.

—Celene McDermott

Address: 70 Little West Street, New York, NY | Prices: Ownership starts at \$690,000 | Developer: Albanese Development Corporation (ADC) | Architect: Pelli Clarke Pelli | Designer: Pelli Clarke Pelli and Stedila Design | Sales Gallery: Ann Froelich, Sales Manager, 212-425-2550 | Website: thevisionaire.com



THE VISIONAIRE

ALSO ON THE MARKET...



14 West 87th Street

This four-bedroom triplex is located inside a pre-war brownstone on a tree-lined park block. A spacious, sunny living room complete with exposed brick walls and a wood-burning fireplace opens onto a southern terrace. The open kitchen and dining room offer room for entertaining in comfort and elegance. The master bedroom also boasts its own private wood-burning fireplace. The third floor offers plenty of options for a growing family, as its generous rooms can easily serve as offices, guest rooms, or children's rooms. Located between Columbus Avenue and Central Park West, close to the New York Historical Society, The American Museum of Natural History, and Lincoln Center.

Asking Price: \$2,395,000. | **Maint/CC:** \$2,134
Agents: Deanna Kory, 212-937-7011, Corcoran Group Real Estate | 7 rooms, 4 bedrooms, 3 bathrooms



120 East 87th Street

Housed in the historic Gimbel's department store, which has since been converted into luxury condominiums, this apartment in the Park Avenue Court boasts 14-foot ceilings and windows over 6 feet high. It also features an oversized loft children's room, double-height walk-in closets in the master bedroom, dental crown moldings, and burnished hardwood floors. A doorman and concierge, health club and swimming pool, children's play room, and garage are among the building's amenities. Zoned for PS. 6.

Asking Price: \$2,695,000 | **Maint/CC:** \$2,153
Agents: Jacky Teplitzky, 212-891-7263; Max Dobens, 212-891-7168; David Cooper, 212-891-7741; Iman Bacodari, 212-350-2206; Prudential Douglas Elliman | 7 rooms, 3 bedrooms, 3 bathrooms



165 Duane Street

This recently renovated downtown corner loft, situated in a sought-after pre-war co-op building, overlooks Tribeca's lovely Duane Park. Features include a chef's kitchen, an expansive dining room, a corner living room boasting five oversized windows, a master bedroom with East exposures, second and third bedrooms with south exposures, plus a large common roof deck. Plenty of exposed brick walls and wood beams make the space feel downtown cool, and the park and skyline views are unbeatable.

Asking Price: \$1,995,000 | **Maint/CC:** \$1,955
Agents: Parnell O'Connell, 212-906-0513; Paddington M. Zwigard, 212-906-0539; Brown Harris Stevens | 5 rooms, 3 bedrooms, 2 bathrooms

These were the prices as of March 18, 2009...