

# MANSION GLOBAL

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## **A Quintessential New York City Loft With an Industrial Past**

*23 windows with exposure on three sides makes this loft bright, airy and spacious*



*The New York City's downtown apartment pays homage to its industrial history.*

### **Listing of the Day**

**Location:** New York City, New York

**Price:** \$6.25 million

Built in 1903 and renovated in 2015, this third-floor loft apartment in Manhattan's NoHo neighborhood pays homage to its industrial history.

"This was one of the early conversion loft buildings downtown," said Shaun Osher, listing agent and founder and CEO of CORE.

"Historically, these buildings were designed as warehouses, which is why the spaces are so big and open," he said.

Large windows—23 in all—as well as exposed brick, classic light fixtures and a black-and-white color palette all give a nod to the commercial past. The apartment also has unique barrel vaulted ceilings.

A freight elevator gives access to the apartment, ideal for moving in large furniture, appliances or pieces of art. In the master suite, there's a mosaic tile mural of a boy and a dog created from a photograph that was near and dear to the owners, Mr. Osher said.

"The highlight is the feeling you get when you walk in, and you feel how comfortable it is to be in that space," Mr. Osher said. "Feeling is not something that is tangible like the exposed brick or the high ceiling, but the most compelling thing is how this space makes you feel.

Light, air and space are definitely things that are valued in New York City and this loft has it in spades."

### **Stats**

Four bedrooms and three full bathrooms comprise this 3,000-square-foot full-floor apartment.

### **Amenities**

"Walking directly off an elevator into your own apartment with no neighbors, I would consider an amenity here," Mr. Osher said. Additionally, the apartment has a spacious home office and library.

The kitchen has a white oak island that can seat up to seven, in addition to room for 12 or more people in the open concept dining area. The kitchen is equipped with a Wolf stove, Sub-Zero refrigerator and two dishwashers.

The master suite has a teak bathtub, and a double shower with Waterworks fixtures. Black-and-white marble appear on the kitchen backsplash and the bathrooms.

### **Neighborhood Notes**

The apartment is in New York City's downtown NoHo section. "NoHo is like an extension of the East Village, the West Village and SoHo, and in that way, it's very central but it's also its own enclave of cobblestone streets. It has a lot of character," Mr. Osher said.

Agents: Shaun Osher and Harrison Rose, CORE



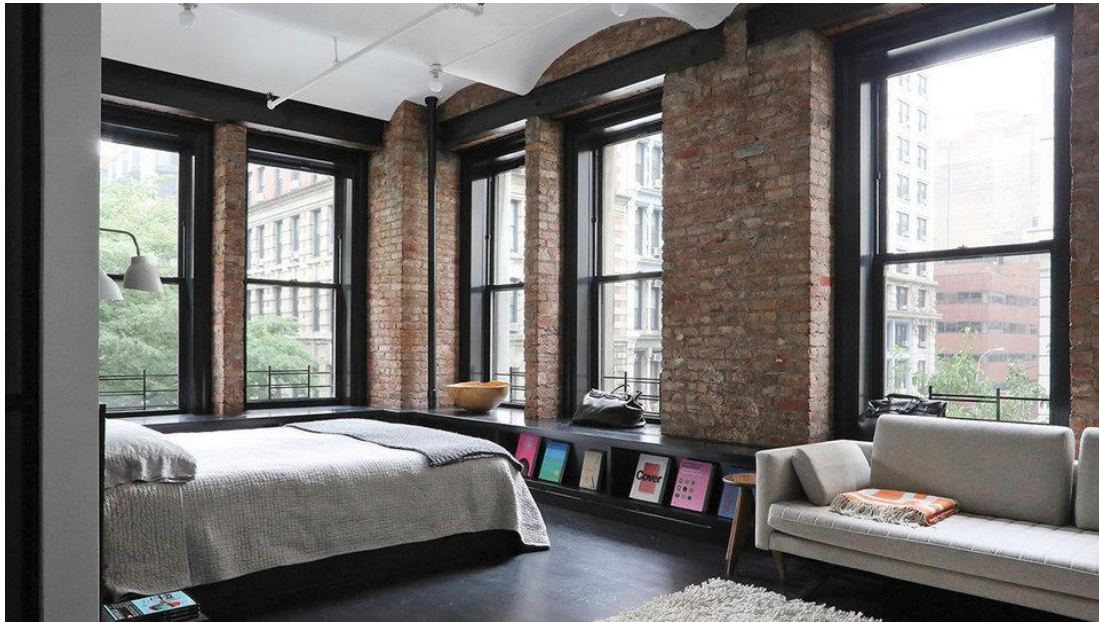
*This loft in NoHo has an open concept kitchen and living area, with an island that can seat up to seven people.  
Union Studio*



*Black-and-white marble appear on the kitchen backsplash and the bathrooms.  
Union Studio*



*Twelve or more people can sit in the open concept dining area.  
Union Studio*



*Sunlight shines in from three exposures and 23 windows.  
Union Studio*



*The master suite, with exposed brick and large windows.  
Union Studio*



*The master suite has a dressing room and a large bathroom.  
Union Studio*



*The master bathroom has a teak bathtub and a double shower.  
Union Studio*