

REAL ESTATE WEEKLY

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New Listings

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CORE's Michael Rubin has just listed this triplex penthouse at the Mercantile Exchange in Chelsea for \$5.25 million. Located at 252 Seventh Avenue, PHB has 2,000 s/f of interior space and a 595 s/f private terrace. There is an open living, renovated kitchen, bedroom and full bath on the lower floor. A split level staircase leads to the master suite level with its bedroom, walk-in and custom closets, bath, library and laundry. A sky-lit staircase rises to a home office and landscaped terrace with views of the Trade Center, automated irrigation system, plumbed gas line and grill.

MANHATTAN
UPPER WEST SIDE
215 West 92nd St. #1H
\$750,000

One bedroom maisonette with 10 ft. ceilings, 1.5 bathrooms, pass-through kitchen with washer/dryer, separate dining area and office alcove. The pre-war home has hardwood floors, an entry foyer and south and west exposures. The Clayton is a well-established coop designed by Rosario Candela and built in 1923. It has a full-time doorman and live-in super. The full service building has a storage room, bike room, laundry room and children's playroom. Listing agent: **Ann Ferguson, Klara Madlin Real Estate.**



445 West 54th Street, 2C
\$1,195,000

Renovated two bedroom, 2-bath in the Lloyd 54 condominium. Bedrooms located on either side of living room. Renovations include bamboo floors, recessed lighting, custom closets, and built-in bookshelves. Updated bathrooms with built-in TV. Kitchen has washer/dryer, Miele dishwasher, Viking stove. Building has just updated all windows and elevator. Special assessment of \$110.54 per month until September 2017 to upgrade elevator. Listing agents: **Avi Malul, Sophia Nagornaya, Edward Hunt; Keller Williams NYC.**

