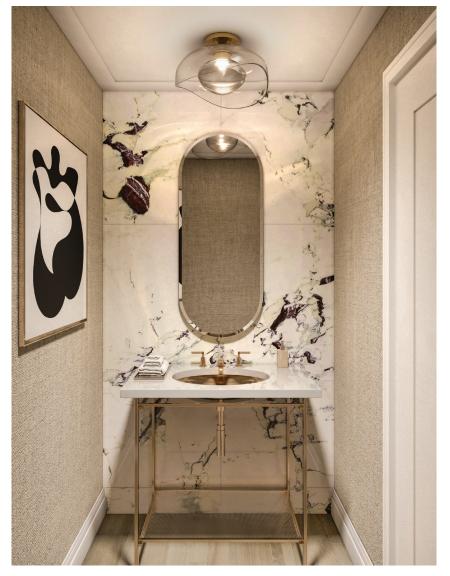


THE CROWN

PENTHOUSE AT

avenue

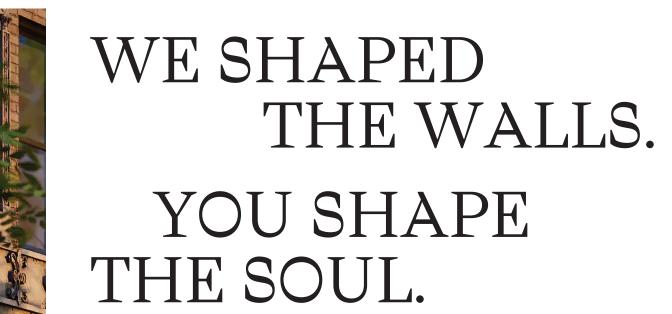




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OPER EXCLUSIVE SALES A

Brown Harris Steven



The crown penthouse at 393 West End Avenue is an exquisite, private residence that has been newly constructed atop a landmarked 1927 apartment house. This single story residence is delivered as an ultra luxury blank canvas, with only the structural and mechanical elements in place. Being in white box condition provides a unique opportunity for the interior architecture, floor plan and aesthetics to be determined by its very first owner. Additional amenities and embellishments are not only possible but welcome.

Measuring an exceptionally grand 4,230 square feet, the residence is bathed in natural light from sunrise to sunset through triple paned, floor to ceiling windows in all directions. An entertainers dream, 3,083 square feet of wraparound terrace allows for separate socialization, dining and lounging areas. With the Hudson River as its backdrop, this architectural masterpiece awaits a personal touch.









Located at 79th Street and West End Avenue in the West End-Collegiate Historic District, 393 features Collegiate Gothic architectural detailing, intricate antique bronze entry doors and decorative lanterns. Original 1920s details have been preserved with an artist's touch by award-winning CetraRuddy Architecture. A limestone portal with contemporary glass and bronze marquee leads you to a fully attended lobby with mosaic floors, lacquered paneling, nickel leaf ceiling and custom bronze and glass art screens inspired by historic architectural details.

The indoor & outdoor amenity suite at 393 West End Avenue includes a Great Room that offers semi-private interconnected spaces; a Club Room for dining and intimate gatherings; a Fitness Room with state-of-the-art equipment and private movement studio; a Cottage Playroom-inspired by an enchanted forest-with a dedicated porch and secret garden; a lounge with gaming station; private nooks; and private courtyard with landscaped outdoor space.

393 WEST END AVENUE PENTHOUSE

FLOOR 17

4 BEDROOMS

4 BATHROOMS

1 POWDER ROOM

WRAPAROUND TERRACE

4,230 INTERIOR SQUARE FEET 3,083 EXTERIOR SQUARE FEET

Proposed Layout

PROVISIONS PROVIDED BY SPONSOR

EXTERIOR MATERIALS

The facade is composed of limestone-colored rainscreen material intended to match the historic base. The design of the penthouse has been approved by the New York City Landmarks Commission.

ELEVATORS

Two keyed residential elevators open into a spacious private entry hall, with a staff-operated third service elevator available.

HEATING AND COOLING

A single, dedicated 18-ton LG VRF heat recovery condensing unit will be mounted on the roof.

Provisions will be made for all incoming refrigerant lines and will be capped in the ceiling for future use. The air handling systems (units, ductwork, controls) will be provided by the purchaser.

DOORS & WINDOWS

New, sound attenuating multi-lite doors and windows with low-e glass.

FINISHED CEILING HEIGHT Up to 9'6"

UNFINISHED CEILING HEIGHT

Up to 10'6"

CORNICE & PARAPET

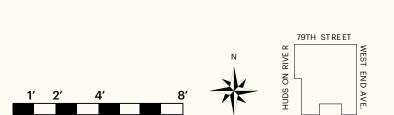
As part of the building's restoration, the perimeter cornice has been replaced in its entirety and the street-facing parapet has been completely rebuilt.

WRAPAROUND TERRACE

Terraces will be delivered with new concrete pavers, along with provisions for hose bibs and convenience outlets.



79TH STREET



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