

# PROPERTIES *SHOWCASE*



REAL ESTATE

**MOVE/FORWARD™**

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# PROPERTIES *SHOWCASE*

Dear Friends,

For the first time in several years, the market is experiencing an influx of resale inventory in every price range from under 1 million to over 1 million. The Properties Showcase presents a collection of BOND's exclusive listings throughout the city. Inside you will find everything from show stopping luxury condos to quiet oasis retreats perfect for a pied-à-terre or first time buyer.

Founded in 2000, BOND New York is the largest independently owned brokerage firm in Manhattan dedicating customized, hands-on service to each individual client. BOND was founded on the lifelong friendship of its founders and the trust, support and strength of that relationship is embedded in our approach to working with each client. We provide the tools needed to navigate the market every step of the way.

It is with great pleasure that we present our Properties Showcase.

Sincerely,

Noah Freedman, Partner, BOND Real Estate



## FEATURED PROPERTY

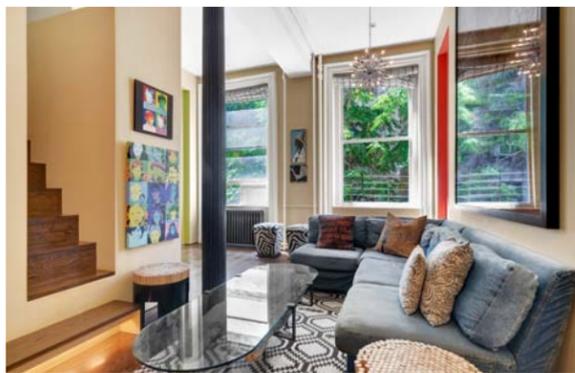


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FEATURED  
PROPERTY



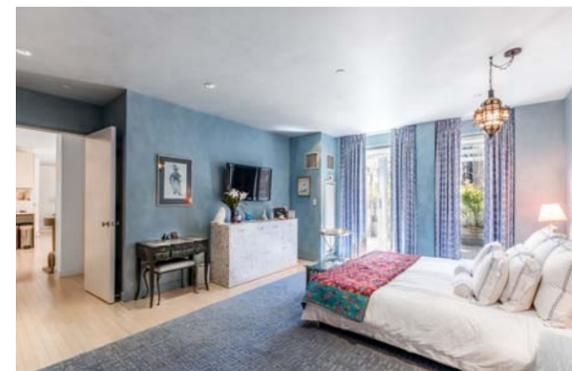
**CLASSIC ARTIST'S LOFT**

**TRIBECA.** Live with downtown authenticity in this rare 3000 sq. ft. 4 bedroom loft located at the crossroads of Sixth Avenue and White Street in the center of TriBeCa. This artist's loft is luxuriously outfitted for comfort and function. A super-sized corner living room has 14' ceilings, a wall of bookcases, and it is filled with natural light. A home office or guest room is easily accessed from the living areas. A row of original cast iron Corinthian columns leads past a large dining area to a gourmet kitchen with top of line appliances. A stone tiled wall with post-modern fireplace adds natural elements to the industrial shell. Sliding doors lead to a master bedroom with ensuite marble bath. This room has many built-ins, including an over-sized walk-in closet. The bath has very high ceilings and a deep soaking tub and shower. There is a central den past the kitchen with a wall of south facing windows and access to two additional bedrooms. There is a built-in study carol and an upper loft as well. A second bath has double sinks and another deep tub and shower. In a market flooded with newly developed and over-priced McLofts, this inspiring space is the place the newer developments imitate and aspire to be! \$5.4M.

**Kenneth Tiger Koehn** 917.653.5257

WEB ID: 1115430

OVER \$1 MILLION



**IMPECCABLE TWO BEDROOM TWO BATH PENTHOUSE**

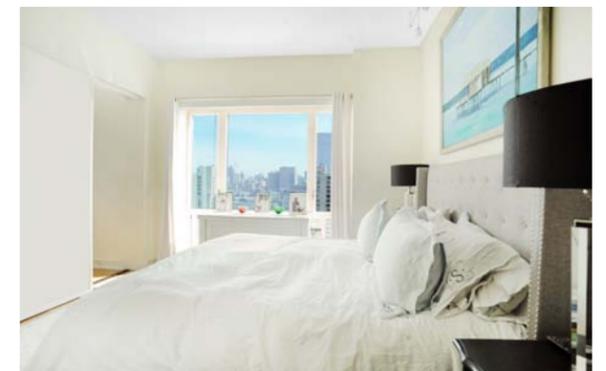
**CHELSEA.** This impeccable penthouse home provides a rare combination of open flowing space, natural light, top quality fixtures and equipment, efficient layout and exceptional privacy for its residents. Bleached wood flooring and recessed lighting throughout the home enhance its abundant natural light. Every room of this airy loft has access to a large, central secluded terrace, offering the pleasures of your very own private outdoor space with open sky and direct sunlight as well as privacy, providing a peaceful sanctuary removed from the bustle of Chelsea just below. \$4M.

**Tuval Mor** 646.342.1757

WEB ID: 1110908



OVER \$1M



**MINT CONDITION FIFTH AVENUE GEM**

**FLATIRON DISTRICT.** Modern simplicity, elegance, exceptional design and workmanship are evident throughout this sophisticated, open layout 3 bedroom, 3.5 bathroom mint condition condo. This bright floor-through apartment features impressive wall-to-ceiling windows which capture eastern and western exposures, top-of-the-line appliances (Miele, Sub-Zero, Dacor), high end fixtures, wide plank white oak hardwood floors, built-in speakers, large pantry, ample closet space, as well as a washer/dryer. The open floorplan flows perfectly and works great for everyday living and entertaining. Relax and find peace in a master bedroom which is truly refined with a generous walk-in closet/dressing area that features custom built-ins imported from Italy. The serene master bathroom features double vanity sinks, heated flooring, deep soaking tub, and a glass-enclosed shower. This apartment also comes with a private storage room (largest one in the building). \$3.995M.

**Pawel Ciecwiez** 646.630.0599

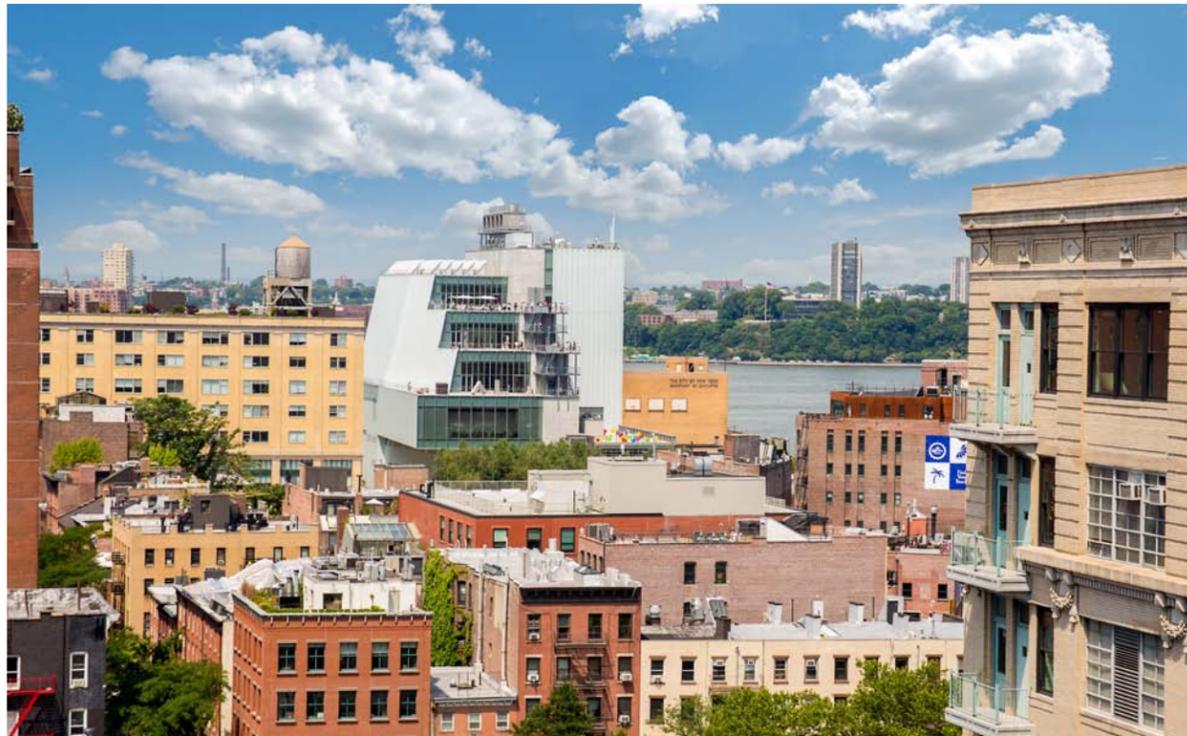
WEB ID: 1070481

**STUNNING PENTHOUSE WITH A BREATHTAKING VISTA OF CENTRAL PARK AND MANHATTAN SKYLINE**

**HARLEM.** This stunning renovated penthouse loft has breathtaking views of Central Park and the Manhattan skyline. The unique home features high ceilings, granite eat-in kitchen with top-of-the-line appliances. There are 2 bedrooms, a home office, and 2.5 bathrooms with marble baths. Custom closets offer an abundance of storage as well as a large 5x7 private storage unit included with the home. In-unit Bosch washer and dryer. Building amenities include: 24-hour doorman/concierge, gym, play room, teen game room, live-in super, parking (if available), roof deck and swimming pool. All transportation, including trains and buses within minutes from your front door. \$2.89M.

**Daniela Gaudino** 917.687.9365

WEB ID: 1052690



**VIEWS FROM EVERY ROOM**

**GREENWICH VILLAGE/WEST VILLAGE.** Great light and views from three exposures, which are landmark protected. This home is a combination of 2 units, has extra-large rooms and unusual layout, flexible to adapt. Open gourmet kitchen with eating area, dining area, 2 full bathrooms were enlarged, large bedrooms and living room. \$2.8M.

**Rochelle Bass** 917.597.4075

WEB ID: 1046999

**BEAUTIFUL DUPLEX HOME IN PRIME CENTRAL HARLEM**

**Harlem.** Welcome to the first resale of loft 9B at 138 West 124th street, a beautiful Duplex home of approximately 1765 inside square feet and 776 outside square feet with 2 bedrooms, 2 1/2 bathrooms. The apartment has a private key elevator entry. There are 4 private outdoor spaces, one off of each bedroom, one off of the kitchen and a terrace of approximately 480 sq ft off the living room. The south facing floor-to-ceiling windows reveal an unobstructed view sweeping east to west and straight over central park to midtown Manhattan and beyond. The Chef's kitchen has an open layout and comes with Vargil marble counter tops, white Italian cabinets, a Viking 6 burner stove and range, Sub-zero 650 refrigerator freezer, wine fridge, microwave and Bosch dishwasher. There is also a Bosch W/D (vented), Central A/C and heat as well as a gas fireplace and private storage room. There is abundant closet space with two walk-in closets in the Master Bedroom and one walk-in closet in the second bedroom. The terrace outside of the living room has imported Italian porcelain tile floors. The floors throughout the apartment were recently upgraded from bamboo to Maple. Loft 124 has a part-time doorman (M-F 4-12) and a virtual doorman. There is a bike room, a yoga room and a gym. The building has two roof decks. \$2.075M.

**Jeffrey Schoenbaum** 347.987.6241

WEB ID: 1114957



**UPPER EAST SIDE CONDOMINIUM GEM WITH PRIVATE TERRACE**

**UPPER EAST SIDE.** Exceptional quality and value. About 2,160 sq. ft. in total, 9.5 foot ceilings. 2 bedroom, 2 full bath with 73 feet of a private exclusive terrace looking at an open sky view! The unique 2 bedrooms are on opposite sides of the apartment. The master bath features a full sized Jacuzzi bathtub and stall shower with dual sinks. The pass-through kitchen has granite countertops, stainless steel appliances and an eat-at counter bar. There is a washer/dryer in the unit. \$1.81M.

**Daniela Gaudino** 917.687.9365

WEB ID: 1043930

**GREENWICH VILLAGE'S PREMIERE HIGH RISE - GEORGETOWN PLAZA!**

**GREENWICH VILLAGE/WEST VILLAGE.** 21C is a graciously proportioned 1 bedroom with a 22 ft. living room and a king size bedroom. From the 21st floor, the apartment offers a highly coveted protected western view looking out over all the historic buildings of the neighborhood and beyond. Sunset after sunset you will be reminded of what makes this apartment so special. The living room is spacious enough that this apartment is regularly converted into a two bedroom. There are ample closets throughout the apartment - including a pantry off the kitchen. The best part might be the Southern Light that spills into the apartment all day long, or the large terrace; perhaps it is the 9.5 ft. ceilings that complete the look? Whatever it is - this apartment is the best 1 bedroom in this much sought after Greenwich Village building. \$1.65M.

**Janine Young** 504.710.6413  
**Gregory Civers** 347.872.5750

WEB ID: 1103150



**TRIPLE OUTDOOR OASIS**

**MIDTOWN WEST.** Superbly located on a tree-lined block in Hell's Kitchen, this prewar 2 bedroom, 2 bath duplex has a functional and gracious footprint. There's an abundance of closets including shoe storage and a vanity area. So quiet with new double paned windows that pop out for easy cleaning. Amenities include central laundry, resident super, storage (for a fee), planted roofdeck and common courtyard providing 3 fabulous outdoor oases. Dog friendly. \$1.2M.

**Debby Klein** 917.715.3250

**Mark Neuwirth** 917.922.3653

WEB ID: 1069142

**SWEET SPACIOUS TWO BEDROOM CO-OP**

**FINANCIAL DISTRICT.** This bright, cozy, Seaport 2 bedroom co-op with large balcony, tree top views, lovely western exposure located next to the charming Historic South Street Seaport District, features an "L" shaped kitchen with granite counter tops and deep "D" shaped, undercut sink. The spacious layout of this apartment offers an oversized living room, large bedrooms with a separate dining alcove, generous closet space and bamboo flooring throughout. Gas, electric, heat and water are all included in the low maintenance fee of only \$760. Southbridge Towers Co-op enjoys a very solid financial reserve, on-site superintendent and assistant superintendent with a 24 hour maintenance crew. Amenities include part-time attended lobby, in building laundry, parking garage, beautifully planted, well maintained grounds, playgrounds, playroom, and several on-site restaurants and stores. \$1.18M.

**Bridget Schuy** 646-541-3076

WEB ID: 1093417

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## 3 WAYS

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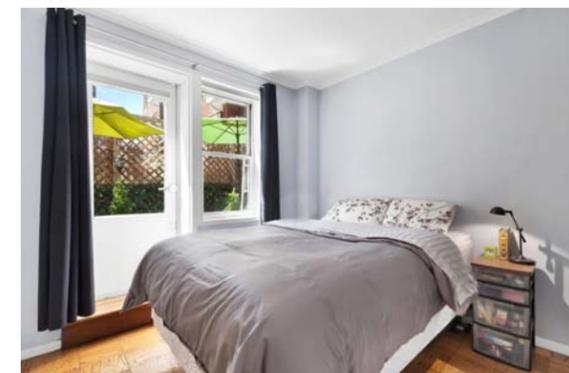


**LUSH, PLUSH AND VERY COMFORTABLE COND-OP**

**GREENWICH VILLAGE/WEST VILLAGE.** This large alcove studio was extravagantly renovated by a well-known interior designer and brims with lavish finishes and luxurious extras. There is soft north light and dreamy views of green trees, historic townhouses, and climbing wisteria in springtime. Original oak plank floors, decorative moldings and trim throughout. Huge chef's kitchen with GE Profile appliances and custom details galore, including rare (in NYC) Insinkerator garbage disposal and instant hot water faucet. Huge walk-in closet is paradise for the clothes-minded. Italian porcelain-tiled Bath with both antique and vintage-inspired fixtures, original cast iron tub, glass shower. Secret storage spaces abound throughout the apartment. \$999M.

**Mary Lou Currier** 646.266.4838

WEB ID: 1013375



**CONVERTIBLE TWO BEDROOM CONDO WITH ITS OWN LARGE, SUNNY TERRACE**

**MIDTOWN EAST.** Sprawling 1,100 square feet, with big windows and sunny southern exposure that bathes the living space in light all day. High ceilings, herringbone hardwood floors, walk-in closet. Kitchen in excellent original condition with Subzero refrigerator and water filter. Ensuite black marble full bath has double sinks, and there's a powder room too. Washer and dryer in the apartment and for dinner parties al fresco, what's better than your very own private terrace? \$949K.

**Mary Lou Currier** 646.266.4838

WEB ID: 1026703

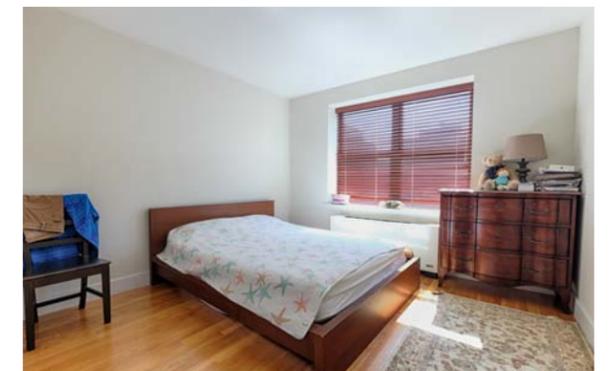
**CHELSEA ONE BEDROOM WITH PRIVATE PATIO**

**CHELSEA.** You want convenient location and a quiet home in Chelsea? Come home and relax on your private patio at The Chelsea 7th. This one bedroom, one bath, approximately 650 sq. ft. apartment faces South with lots of sunlight and a patio door from the bedroom leading into your private 200 sq. ft. patio. This spacious apartment has an open dining room and a good size kitchen that features all white GE appliances, 30" free-standing gas range, built-in dishwasher, and 18.2 cu. ft. top-freezer refrigerator. Other features include granite countertop and stone flooring. There's also a renovated bathroom with marble flooring. The Chelsea 7th is nearby Whole Foods, Trader Joe's, Chelsea Market, Eataly and many restaurants. A short distance to the High Line and all subway lines, C, E, F, M, N, R, 1 & Path trains. The building has a 24-hour concierge, live-in super, bike storage, laundry in the basement, and a garage attached to the building. This building is great for investors. \$935K.

**Terence Hsu** 646.912.2202

**Karina Przystuplak** 718.362.0826

WEB ID: 1112715



**STUNNING ONE BEDROOM WITH A HOME OFFICE IN ASTORIA**

**ASTORIA.** Come home to a luxurious and palatial one bedroom plus home office condo in the heart of Astoria. This stunning unit features hardwood floors throughout, recessed lighting, and an in-unit washer/dryer. Breathtaking city views come in right through your living room and bedroom windows. Cook your favorite meals in a kitchen complete with top-of-the-line Frigidaire stainless steel appliances, white Carrera Marble countertops and a glass mosaic backsplash. Relax on one of two private balconies. Your central air system guarantees your home will always be just the temperature you want it and your Smart Thermostat system controls the temperature remotely. \$879K.

**Jennifer Rouse** 917.816.7018

WEB ID: 1106973

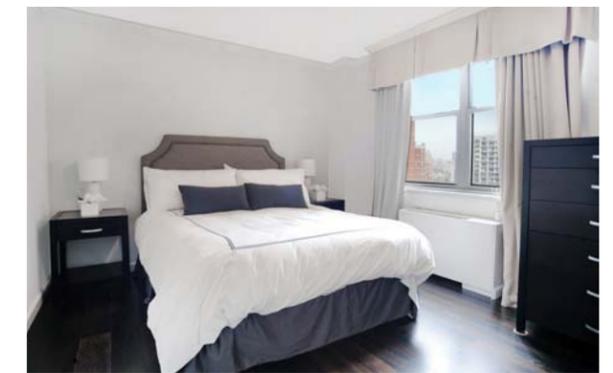
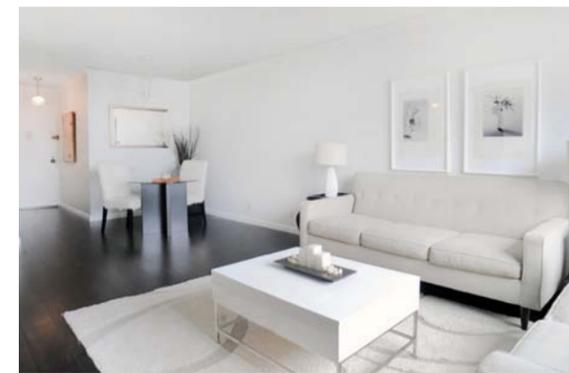
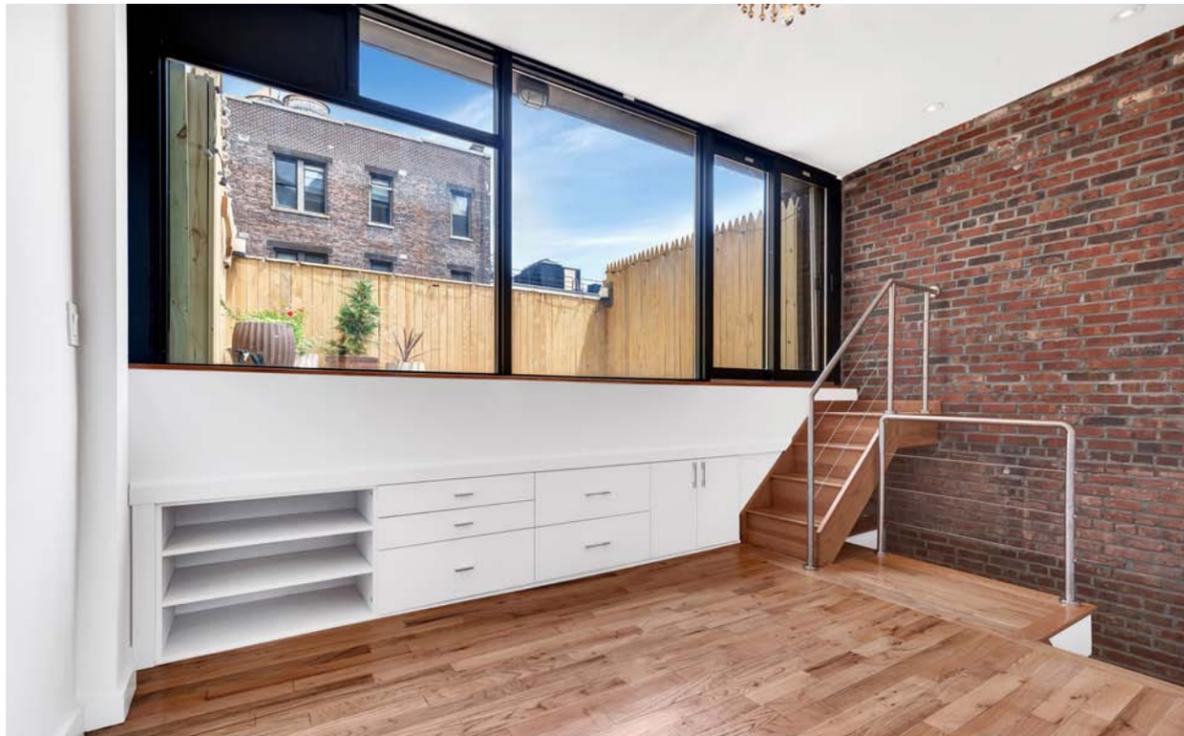
**PARKSIDE FLATS TWO BEDROOM**

**HARLEM.** The foyer entry includes a coat closet. The apartment features an open kitchen with GE Profile stainless steel appliances, sapphire blue granite counter top and a neutral stone back-splash with east-facing living room. Low carrying charges with remaining 20 year abatement, \$44 annual ret. Gas is included in the common charge. There is a washer/dryer in the unit. Enjoy dinner parties in the common backyard space. \$879K.

**Debby Klein** 917.715.3250

**Mark Neuwirth** 917.922.3653

WEB ID: 1048081



**EXQUISITELY RENOVATED DUPLEX IN TOWNHOUSE WITH PRIVATE OUTDOOR SPACE**

**UPPER WEST SIDE.** Bright, beautiful and sunny penthouse duplex home located in a pre-war brownstone townhouse on a beautiful tree-lined street. Be the first resident to enjoy this brand new meticulous gut renovation home with no detail overlooked. The first floor of this duplex hosts the entry foyer, open kitchen, full bath and bright living room. Features include high-end stainless steel appliances, marble counter tops, exposed brick, all new hardwood floors, custom and designer lighting fixtures and new oversized windows. On the main level, there is also an abundance of storage. The loft bedroom has 14 feet ceilings and is accessed by a straight open staircase and includes a huge custom closet and incredible custom built-in dressers and storage space. The generous sized private terrace is large enough for dining, entertaining or relaxing, replete with new fencing, lighting, oversized planters and decor. \$799K.

**Rosemarie Perrone** 917.804.5408

WEB ID: 1068846

**HIGH FLOOR WITH SOUTH AND WEST FACING WINDOWS WITH AN INCREDIBLE VIEW**

**YORKVILLE.** Rarely available sun-drenched completely renovated 1 bedroom in the heart of Yorkville. High up on the 32nd floor, this home enjoys both southern and western exposures and magnificent open skyline views. The dark floors and crown moldings throughout the home give it a polished modern feel. The living/dining area is spacious with enough room for dining and office space. The large bedroom has plenty of room for side tables and a dresser. The brand new, fully renovated kitchen features Quartz counters, Calacatta porcelain tile floors, new Bosch stainless steel appliances and cherrywood cabinets. \$685K.

**David Kazemi** 646.756.9561

WEB ID: 1048919



**SUPER EXTRAVAGANT AND LARGE ONE BEDROOM**

**FINANCIAL DISTRICT.** Super extravagant and large south/east facing apartment with pirate's view over Seaport! The apartment is approximately 668 sqft, has amazing closet space, a large living room, extra large bedroom, a separate kitchen, and balcony with views over the East River. Southbridge Towers is one of the most sought-after complexes in Downtown Manhattan. Ultra-low maintenance and stunning views are just the beginning. The location is also fantastically nestled between the transportation and convenience of the Fulton Transit Center, the dining and drinking destination of South Street Seaport. \$685K.

**Meni Tsoukalas** 347.238.9830

WEB ID: 1107628

**STUNNING DESIGNER STUDIO**

**MURRAY HILL.** This stunning designer studio, conveniently located in Murray Hill and Bryant Park, next door to Morgan Library and The Union League Club, has been gutted and meticulously redesigned to have a spacious and functional layout. Completely customized to allow you to have a comfortable living environment with enough space for a separate breakfast/dining and sitting area. This unit features all around custom cabinetry, plenty of closet space, custom AC/heating unit, and white brushed bamboo flooring all around. Bathroom features a good size frameless glass standing shower and glass tiles. Kitchen features include white GE Profile Advantium oven, Italian Verona 4 burner cooktop, Fisher Paykel dishwasher, and custom white Northland refrigerator. \$663K.

**Terence Hsu** 646.912.2202

WEB ID: 1102213



**MORNINGSIDE HEIGHTS SPACIOUS TWO BEDROOM**

**MORNINGSIDE HEIGHTS.** This dramatic 2nd floor, 2 bedroom, 1 bath is located in beautiful and picturesque Morningside Gardens complex in Morningside Heights. Enter into a hallway designed to hang all your artwork and photographs leading to a living/dining room filled with the brilliant western and northern sunlight and evening sunsets from the floor-to-ceiling windows. The chef's kitchen with abundant, pristine white oak cabinetry, counter space, and magnificent floor tiling leads to a separate dining area underneath a picturesque window. 2 large hall closets lead to the king-size master bedroom suite with two large closets and a floor-to-ceiling window. The second bedroom is complete with built-in shelving or can be used as an artist studio or small office and is lit by a floor-to-ceiling window. A full bathroom offers all your bathing luxuries. \$650K.

**Mark R. Lewis** 212.585.0802

WEB ID: 1047364

**MASTER RENOVATION**

**GREENWICH VILLAGE/WEST VILLAGE.** Escape the city sounds in this elegant prewar oasis right in the heart of Greenwich Village. 11 foot ceilings and abundant storage provide a supremely spacious feel. This home has been lovingly restored by a master - every detail has been taken care of. Waverly Mews was originally built as a hat factory in 1891 and converted to a Cooperative in 1984. One enters the building through an arched gateway located on Greene Street leading to a stately courtyard. The building has an elevator, live-in super, laundry rooms on every floor and a beautifully landscaped roof deck for the enjoyment of its residents. Pets welcome. \$575K.

**Debby Klein** 917.715.3250

**Mark Neuwirth** 917.922.3653

WEB ID: 997740



**STYLISH ONE BEDROOM IN TUDOR CITY**

**MURRAY HILL.** The spacious living room is large enough for a separate dining area. A wall of windows at one end of the living room features a charming window seat. Perch and read your favorite book! The windowed kitchen, in excellent condition, has a granite floor and counter tops and plentiful cabinet space. The windowed bath, also in excellent condition, has a creamy palette enhanced with classic subway tiles and an attractive marble tile floor. 5 closets, all custom designed, provide ample storage space. Bedroom has a large custom built unit that provides lots of extra space for clothes and other items. \$529K.

**Carole Cusani** 917.301.8413

WEB ID: 1088288

**FANTASTIC ALCOVE STUDIO AT GRAMERCY HOUSE**

**GRAMERCY.** Terrific buy of a fantastic alcove studio at Gramercy House, the premier Art Deco Building designed in 1929 by George and Edward Blum. The apartment is chock-full of beautiful prewar architectural details including beamed ceilings, elegant hardwood floors and original bathroom subway tiles. This is a rare studio line that also features a corner wood burning fireplace! The kitchen has been renovated with a modern granite and stainless steel design and the sleeping alcove can accommodate a full size bed with additional closet storage. Situated high on the 14th floor, Gramercy House is a very well-maintained, pet-friendly coop with wonderful amenities that include a planted roof deck, garden, concierge and doorman, bike storage and laundry facilities. Good location. Wait, there's more -- the low maintenance of \$811.18 per month covers electricity including heating and A/C. \$449K.

**Kyu Chon** 917.553.1324

WEB ID: 1046792



**OVERSIZED UPPER EAST SIDE STUDIO GEM**

**UPPER EAST SIDE.** Oversized straight studio that is spacious enough to create a separate sleeping area. Shoji screen currently in place to create a bedroom area. Apartment has a separate generously sized kitchen, and a gracious entry foyer which can be used as a dining area. There are abundant closets including a large dressing room area which can be converted to a huge walk-in closet. This apartment is located on the 17th floor of a full service building and enjoys an open exposure with soft northern light and views. Sherman Towers is a 24 hour doorman building with rooftop, garage and central laundry facility. The exterior of Sherman Towers is currently converting from white brick to red brick and the project is almost complete with no assessments to the shareholders. \$419K.

**Rita Friedman** 917.972.3036

WEB ID: 1088303



**WONDERFUL BRIGHT AND AIRY UPPER WEST SIDE STUDIO**

**UPPER WEST SIDE.** This wonderful airy studio with bright northern light is the perfect Upper West Side home. The amazing location, only one block from Central Park, renovated windowed kitchen and large walk-in closet make this fabulous cooperative a true gem. It is located in a beautiful Art Deco prewar building that is pet and pied-a-terre friendly and offers a part-time doorman, handyman and live in super, full time porter, central laundry, bike and storage room. \$385K.

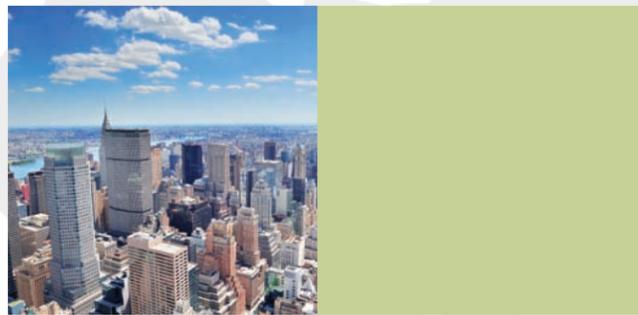
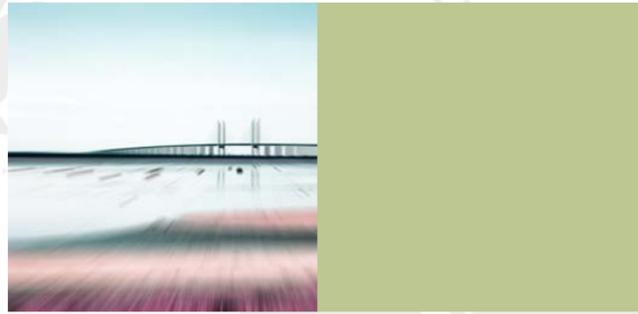
**Dennis Galante** 917.620.5423

WEB ID: 1100873

# GLOBAL REACH...

In addition to our preferred broker relationships with companies throughout the city, we are part of a select group of brokers in Manhattan servicing the largest global relocation network in the industry. This means we have access to top qualified customers coming from all over the country and all over the world.

Our network also enables us to help you find a home in any city across the country. Whether you are looking for a permanent move to Connecticut or a vacation retreat in Maine, our network service capability ensures your outbound housing needs will be met by one of our affiliated Relocation Specialists in your destination area.





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## OFFICE LOCATIONS

### UPPER EAST SIDE

1500 Second Avenue  
New York, NY 10075  
212.584.4220

### HEADQUARTERS

1776 Broadway, 19th Floor  
New York, NY 10019  
212.582.2009

### COLUMBUS CIRCLE

1776 Broadway, 5th Floor  
New York, NY 10019  
212.582.2009

### CHELSEA

64 West 21st Street  
New York, NY 10010  
212.645.8800

### UNION SQUARE

853 Broadway, 15th Floor  
New York, NY 10003  
212.672.6350