

MANN REPORT

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RESIDENTIAL

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UPPER EAST SIDE BUILDING

Experience An Unparalleled Luxury Lifestyle

823 Park Avenue

Pickering & Walker were renowned designers of town houses for the social elite who moved into the Upper East Side in the early 1900's. One of their earliest commissions was to design a new wave of luxurious apartment buildings on Park Avenue, and in 1912 they built 823 Park Avenue.

This exquisite pre-war building is undergoing a remarkable transformation, from the restoration of its façade and creation of a new lobby in classic Greek Revival style to the addition of a state-of-the-art fitness center. The current renovation converts the building back to the original design of the building with 12 apartments - this time as floor-through simplexes expanded at the rear, adding a master bedroom suite, and increasing the floor-plate to 4,100 sq ft. A potential buyer can also combine floors with a generous stairway.

Each of the 10 full-floor condominiums are designed by renowned architect Barry Rice. Rice has practiced architecture for 25 years in London, Sydney, and New York. His work in the United States has been published in *Architectural Record*, *Interiors*, *The New York Times*, and *The Los Angeles Times*. The condominiums will encompass more than 4,100 sq ft and include five bedrooms, two fireplaces, a glorious paneled library, sumptuous baths, soaring ceilings, and the finest finishes. A first floor maisonette offers more than 3,000 sq ft and a lovely terrace. Also available is a 7,500 sq ft penthouse duplex, featuring over 3,100 sq ft of amazing terraces.

823 Park Avenue has floral buff-glazed terracotta pilasters bracketing tripartite windows centered on each façade and the distinctive feature of a pale palette of buff colored brickwork with matching decorative terracotta, Indiana limestone, and pale cream windows. These finishes are more muted than apartments built during the Victorian era on Gramercy Park and the Upper West Side. The interior and exterior finishes on these 'modern' Park Avenue buildings attempt to convey a sense of lightness, openness, and harmony.

In most areas the building was stripped back to its steel frame and massive load-bearing brick walls. New elevator shafts, egress stairs, and sprinklers have been added. A column was moved to accommodate a new lobby that brings some of the exterior detailing inside. The penthouse level has been enlarged and the basement built out to the rear property line creating a new gym and a charming, private garden.

Ninety-four years ago, 823 Park Avenue represented the most modern and most fashionable standard of living on Park Avenue. 823 Park Avenue will now be re-established as one of Park Avenue's most elegant and up-to-date apartment buildings.

Property Markets Group, a New York based real estate acquisition and development firm, is the developer of the building and top Brown Harris Stevens broker, Kathy Sloane, is the exclusive broker for the luxury residential units available for sale at 823 Park Avenue. The



residences range in price from \$8.75 million to \$49 million for the triplex penthouse. "This incomparable pre-war condominium in the East 70s is an architectural masterpiece," states Sloane, Senior Vice President, Managing Director of Brown Harris Stevens.

Additional design elements unique to 823 Park Avenue are the 10-ft ceilings, white oak herringbone floors, working fireplaces, and detailed mahogany finishes throughout. Bathrooms feature polished Italian marble floors and walls, and Waterworks polished nickel accessories. Noteworthy amenities available to residents of 823 Park Avenue include a full service personal concierge, state-of-the-art fitness center, and wine storage available in the building.

"This rare offering is a superb blend of early 20th Century style and state-of-the-art amenities of the 21st Century," adds Sloane. "823 Park Avenue has quickly become one of the most luxurious residences in Manhattan, as well as one of the most exclusive."

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