

EDWARD LEE CAVE

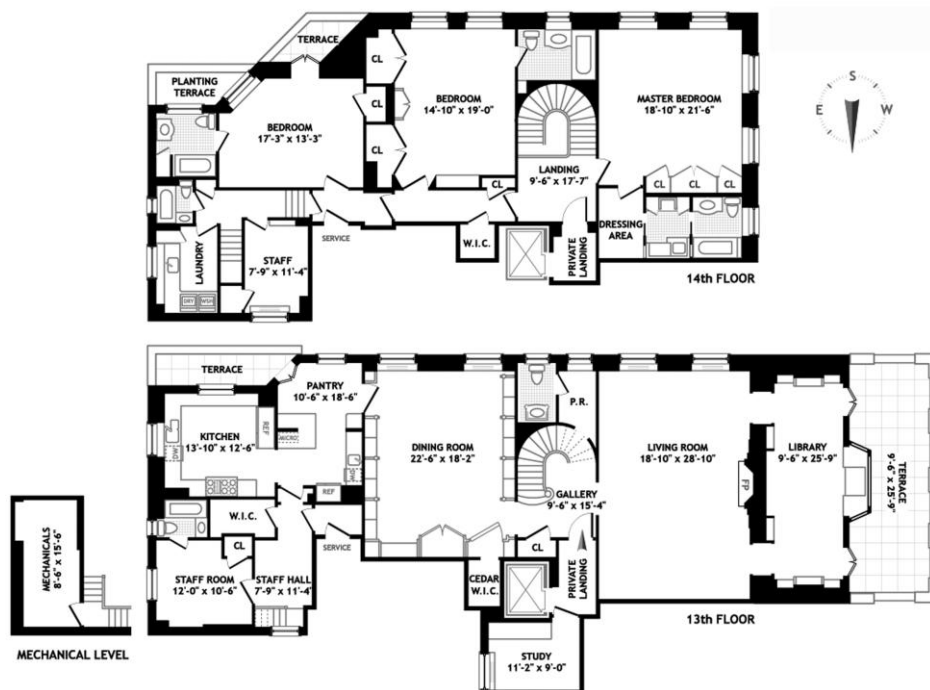
DIVISION

THE BEST TERRACED APARTMENTS AVAILABLE ON THE UPPER EAST SIDE

March 8, 2011

Among the many listings available for sale, some stand out as unusually good, due to location, views, architecture, renovation or price. Following are some of these, focusing on apartments asking over five million dollars, with impressive rooms for entertaining, fine pre-war architecture and terraces.

The first is a three-bedroom duplex on the thirteenth and fourteenth floors at 834 Fifth Avenue. This apartment has the known grandeur and volumes of 834 Fifth, with an entry gallery opening to large living and dining rooms, a curved stairway, three en-suite baths and a large, square, remodeled kitchen. But this duplex is unusual in its focus on the library, a furnished and paneled porch-like room on the building's prime southwest corner, with a bay window, planted stone terrace, and views to the Central Park South skyline and Central Park. It is listed with Brown Harris Stevens at \$24,900,000.



At 778 Park, the 18th floor is available for \$19,500,000. Its eight rooms engage the building's set backs, offering multiple terraces accessed through floor-to-ceiling casement windows. There are three bedrooms with private terraces and en-suite baths, an oval foyer, library with a powder room,

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formal dining room and living room, and, on the upper level, a fourth bedroom, office or staff room with bath. Again, this apartment has been remodeled. (A contract was recently signed for a larger apartment, on the 15th and 16th floors, also with terraces, but not redone, and last asking \$24,900,000.) This is listed with the Warburg Realty Partnership.



The two-building Millan House is known for the large garden between its buildings at 115 East 67th Street and 116 East 68th Street. The 67th Street penthouse, available through Brown Harris Stevens at \$9,950,000, is entirely wrapped by a large tile terrace and faces over the Seventh Regiment Armory to midtown Manhattan. The length of the living room faces this terrace, with two French doors, parquet de Versailles floors and a working fireplace. In addition there are paneled library with fireplace, powder room, formal dining room, master bedroom with fireplace, second bedroom, two smaller bedrooms for studies or, if combined, a third bedroom, three bathrooms, and staff and laundry rooms with bath.

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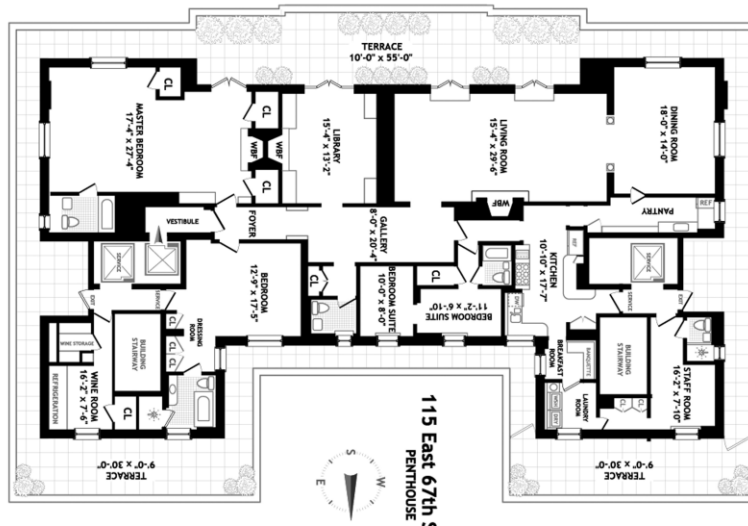
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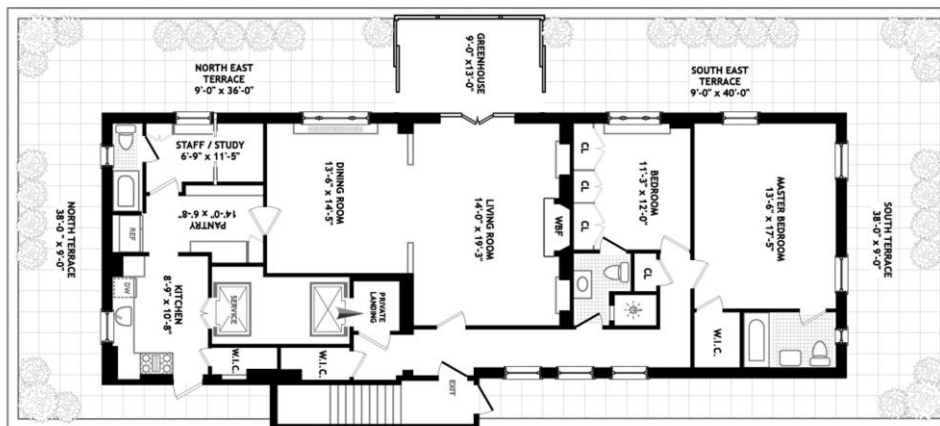
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Millan House plan



At 820 Park Avenue, the 16th floor penthouse is available through Brown Harris Stevens at \$5,500,000. Formerly the top floor of a triplex, it has the original paneled sitting room, casement windows, working fireplace, built-in bookcases with pilasters, and arched doorways. It is now a completely self-sufficient and intimate apartment with open city views, a formal dining room, solarium, maid's room, two bedrooms and 2.5 baths. It is wrapped on all sides by windows and a terrace, 9' wide on three sides.



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D I V I S I O N

If you are considering a move and enjoy outdoor space, these apartments offer a variety of options. Should these not be suitable for you, we are happy to discuss your individual needs and make appropriate recommendations.

Kind regards,

Larry Sicular
Vice President
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Who is Larry Sicular?

Larry Sicular has joined the Edward Lee Cave Division after a number of years as a real estate appraiser and market analyst. Formerly heading residential appraisal at Brown Harris Stevens and Douglas Elliman, his expertise is in the Manhattan residential market, specifically in studying the various factors that contribute to value. Mr. Sicular is state certified, a Member of the Appraisal Institute (MAI, RM), an arbitrator with the American Arbitration Association, and an adjunct professor at NYU's Schack Institute of Real Estate. He graduated from Princeton University (1975) and Columbia University Graduate School of Business (MBA 1978). He has sold real estate with William B. May and Brown Harris Stevens in New York and with Grubb & Ellis in San Francisco.

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