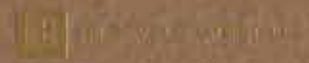


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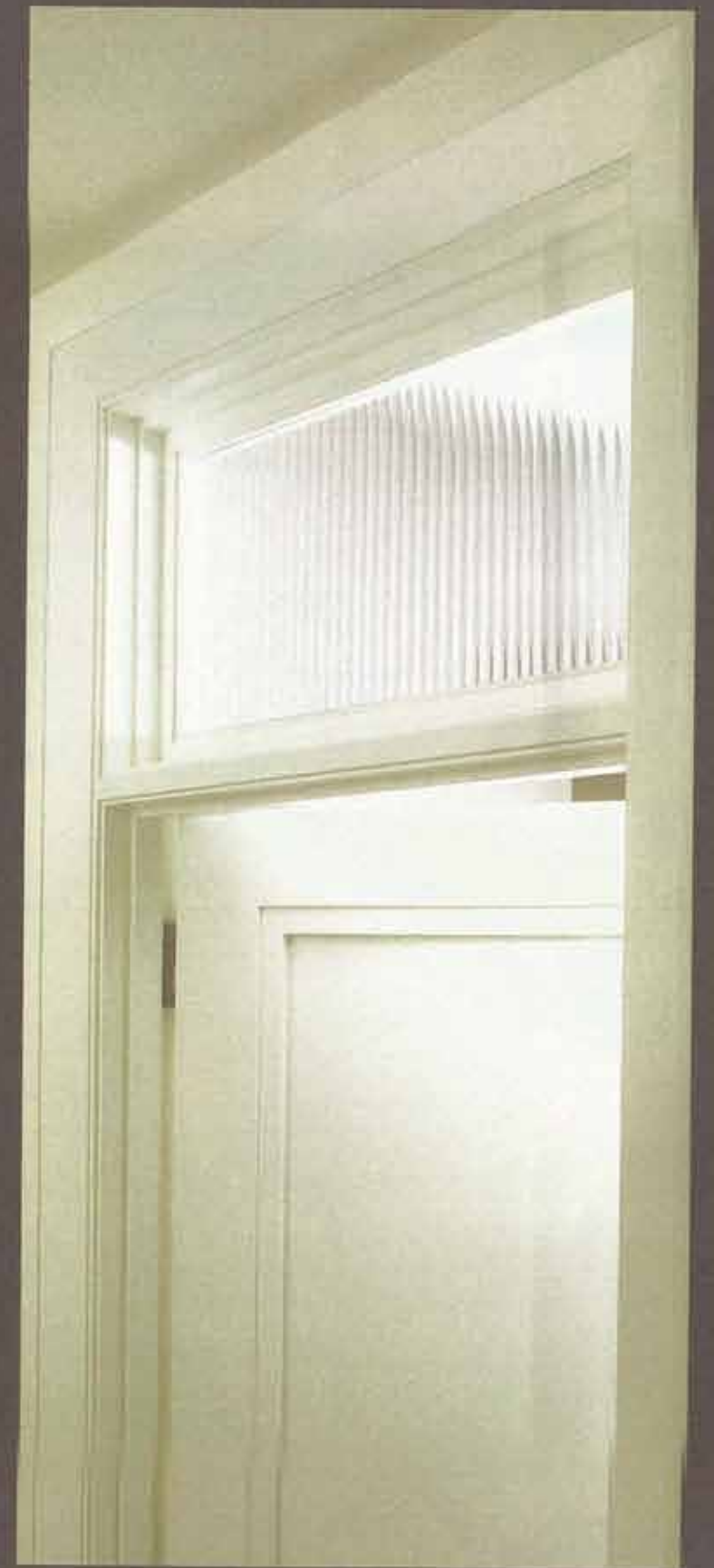
Live in a New Golden Era...
The Parkwood

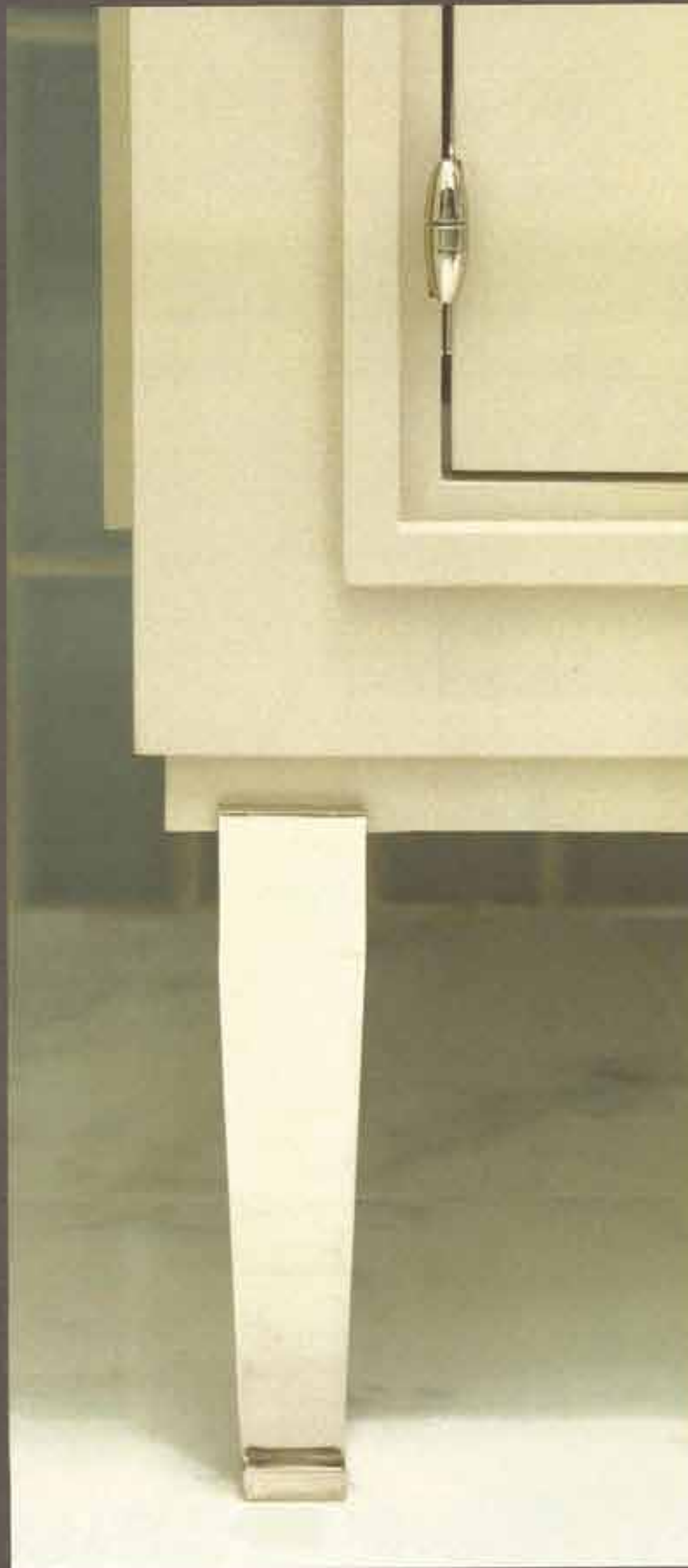
Once upon a time in New York City apartment buildings were created with a great sense of quality and style. Materials and finishes were scrupulously considered and of the highest standards. Urban glamour was defined not by 'bells and whistles' but by privacy, quiet and calm. Inspired by the craftsmanship, authenticity and values of this bygone era, the developer Henry Justin and the interior designer Alan Tanksley have created The Parkwood. Intimate and alluring in both its size and amenities, The Parkwood comprises just 22 custom designed homes that redefine modern living within a classic design vernacular.



A Return to True Craftsmanship

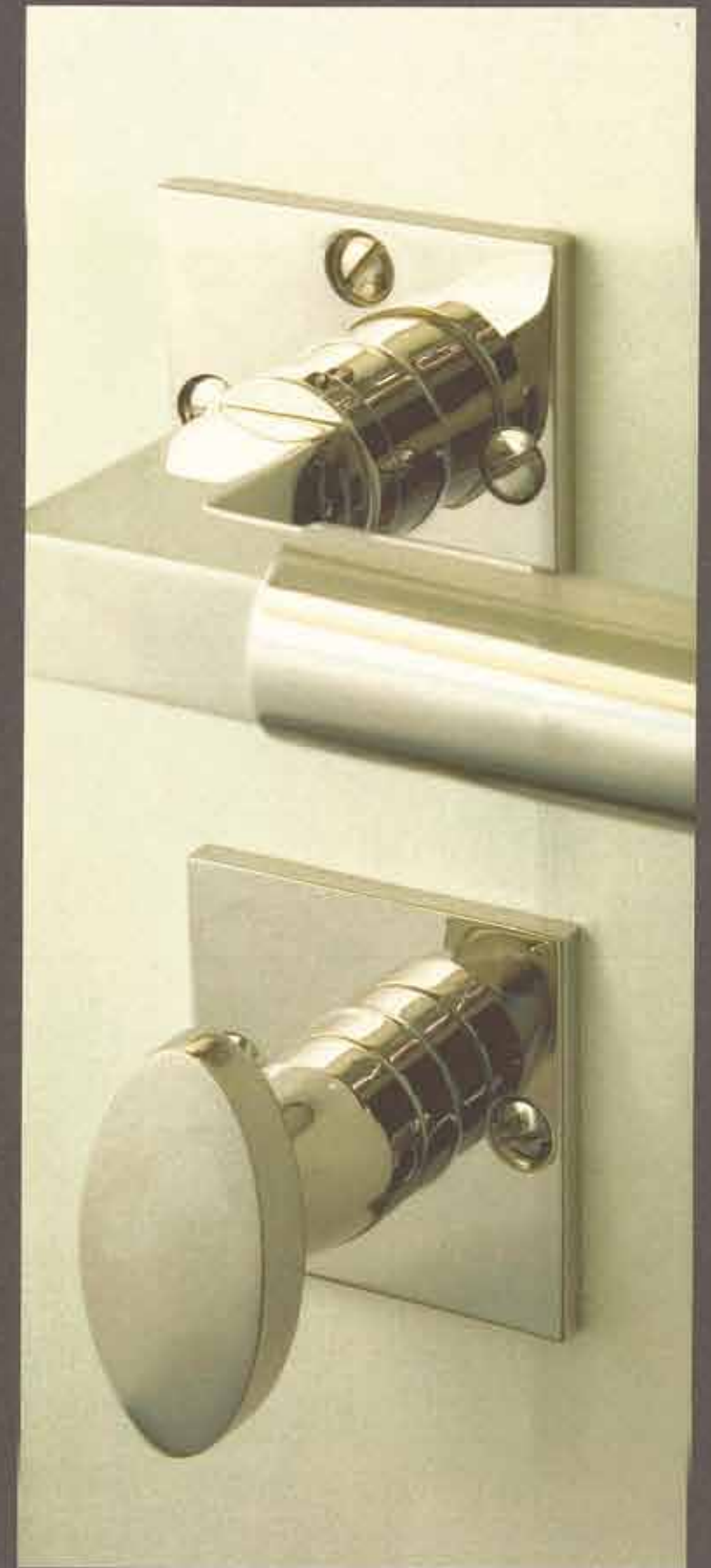
In the experienced hands of Justin and Tanksley, each half-floor residence at The Parkwood has become a showcase for substantial craftsmanship and the finest contemporary finishes. "The Parkwood evokes the true spirit of New York during a time when buildings were painstakingly constructed," explains Tanksley. The classic hardware and quality materials in each apartment evidence these unique offerings. Brass bullet hinges, transom windows and diffused ribbed glass, for instance, harken back to New York's heyday, a time when luxury was defined by classic detailing and extraordinary craftsmanship.





Prewar Substance Meets Modern Day Style

The Parkwood residences have a rich and substantial pre-war look and feel. Each half-floor apartment is comprised of 1,800 or 1,990 square feet and offers a layout of either 1 bedroom with home office or 2 bedrooms respectively. All residences boast a dramatically large custom kitchen, large reception/dining area, and two full baths. Private keylock elevators open directly into each apartment. The doorman attended building is entered through 2 private lobbies that service the east and west apartments. In keeping with the building's original character, lobby floors are made from mosaic tile and walls are paneled in white oak. Refrigerators at the doorman station store the resident's food, wine and flower deliveries.



A photograph of a modern living room. In the foreground, a large, textured lampshade is visible. The room features a large window with a view of a building, a sofa with a red and grey pillow, a coffee table, and several armchairs. The walls are a light beige color, and there are framed pictures on the wall. The text is overlaid on the right side of the image.

"THE PARKWOOD
PERSONIFIES THE
EXCLUSIVITY OF AN
INTIMATELY SIZED
DEVELOPMENT
BROUGHT TO THE
HIGHEST POSSIBLE
STANDARDS."

—ALAN TANKSLEY



Kitchen

The unusually large kitchens at The Parkwood are custom designed by Alan Tanksley and are hand-crafted in New York. Counter tops are made from lightly veined 1 1/4 inch *Calacatta Vision* marble. The elegant kitchen cabinetry is crafted from a select rift-cut white oak. It is perfectly complemented by the 4-inch wide white oak floors that run throughout the apartment. As a nod to the classic transom doors that Tanksley has strategically incorporated in each apartment, upper cabinets in the kitchen are inset with panels of opaline ribbed glass. And befitting a building crafted to the highest standards, all appliances are by Gaggenau and Sub-Zero.



Bath

In keeping with their mandate to use only the best materials and finishes, Justin and Tanksley selected polished nickel faucet sets and Kohler porcelain toilets, bathtubs, and sinks. The full-frame shower surrounds are reminiscent of those found in luxurious hotels during the 1920s. And the lacquered vanities, topped with the same *Calacatta* marble as that on the bathroom floors, are inspired by the designs of the French mid-century designer, Jacques Guinet. In addition to the shower, Master Baths, also feature 6' Tea for Two tubs. Tanksley added a dash of pizzazz here by wainscoting the walls in *Aqua Crackle* porcelain tile, as shown above. The marble floor, tub deck and vanity top in the second bath are rendered in *Tundra Gray* marble. The walls there are wainscoted in a luscious Italian *Zebrano* porcelain tile.

West Residence

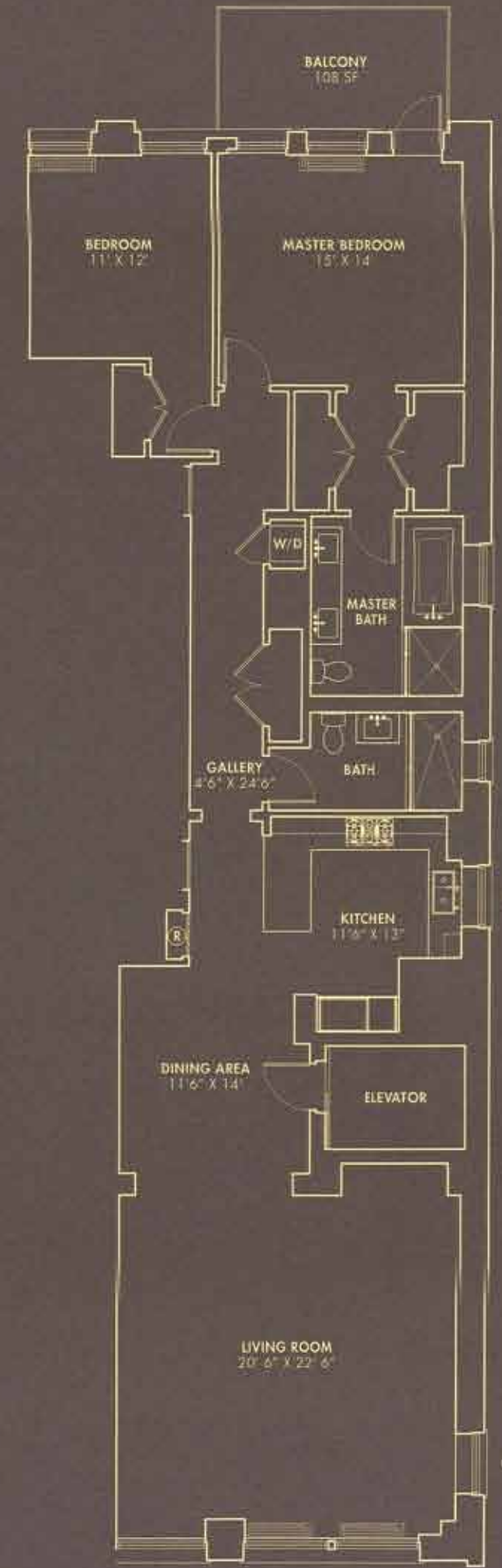
Comprising a full half floor, The Parkwood West residences are entered via a private elevator which opens to reveal a handsomely detailed and classically proportioned living room, dining room and kitchen area. The expansive living room also enjoys a dramatic wall of large south facing windows. The quietly positioned master bedroom faces north. This apartment also enjoys a generously sized West facing study. It has two full baths, as well as a stacked full capacity washer and dryer. Closet space is ample. The Parkwood is here revealed as the ideal combination of pre-war richness and a loft-like sense of scale.



* West windows in both bays begin on 3rd floor.
 * West windows in home office and kitchen begin on 4th floor.
 * West windows in master bath begin on 5th floor.

East Residence

Also occupying a full half floor, The Parkwood East residences are carefully designed to have an easy and natural flow. A private elevator enters the apartments. The airy configuration of the spacious living room, dining room and kitchen was inspired by a classically detailed and perfectly proportioned loft. A spacious south-facing living room boasts a wall of remarkably large sun trapping windows. Both the master and second bedrooms are quiet and face north toward the city center. The apartment has two full baths, as well as a stacked full capacity washer and dryer. Closet space abounds.



* East windows in living room and kitchen begin on 4th floor.

A nighttime photograph of a city skyline, likely New York City. The Empire State Building is the central focus, illuminated with bright red lights. Other buildings are lit up with warm yellow and white lights, creating a vibrant urban scene against a dark blue sky. The text is overlaid on the right side of the image.

"WE ARE COMMITTED
TO THE HIGHEST
LEVEL OF INSTALLATION
AND TO THE FINEST
QUALITY FINISHES."

—HENRY JUSTIN



The Penthouses

The two sensationally large and light filled duplex penthouses atop The Parkwood have a gilded age glamour to them that's rarely found today. While both the West and East residences mirror the floor plan of the apartments below, a sprawling second floor reached by stairs contains a spacious room that could become a master suite, family room or entertainment center. This leads to an enchanting glass atrium from which a 230 square feet private terrace is accessed. The penthouses enjoy glorious views of the Empire State and Chrysler buildings over a vista of silhouetted water towers.



"THESE DAYS, MADISON
SQUARE PARK IS AT
ONCE A MAGNET
AND AN ESCAPE."
—NEW YORK TIMES

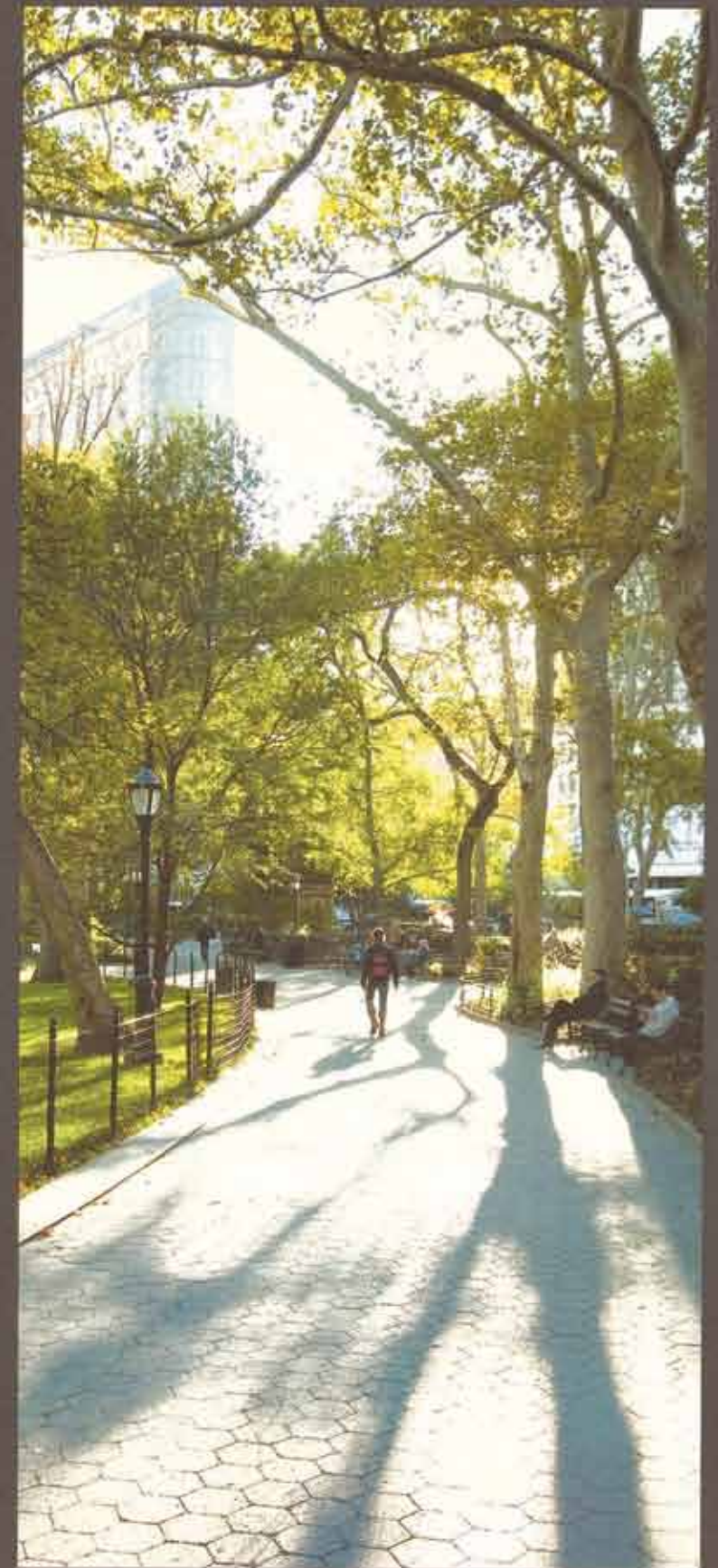
LES SUNDAYES SODA





Madison Square and Environs

The Parkwood is centrally located just steps from Madison and Park Avenues on a quiet street. The number 6, N and R trains are nearby, providing speedy access to both uptown and downtown business districts. Madison Square Park, widely acknowledged to be among the city's most successful refurbishment projects, is less than a 5-minute walk away. The Park is symmetrically laid out with fountains at both ends and an immaculate large lawn in between. It is surrounded by many of the city's most illustrious restaurants.



Amenities

Building Amenities

1913 Beaux Art commercial loft building
Doorman: Weekdays 12-9pm and Weekends 7am-7pm
Superintendent: 40 hours per week
Common roof deck
Common lobby refrigeration for Fresh Direct, flower & wine deliveries
Storage space available for purchase, first-come first-serve basis
Subways: 6 train at 28th & Park; N/R at 28th & Broadway

Lobby and Entrance

East and West lobbies, designed by Alan Tanksley, featuring marble mosaic tiled floors and oak wainscoting
Private key-card elevator and steel security door
Seidler video intercom for direct communication with front entrance

Apartment Features

11' ceilings
4" wide premium fumed white oak floors
Large, wide, double-insulated thermal windows with anodized bronze casement
18" ribbed-glass passage door transoms
Pre-wired for quality audio sound
McQuay hot/cold heat pump system with electric compressor
Polished nickel door hardware from Urban Archeology

Kitchen

Generous open plan with adjacent dining area
Rift-cut white oak cabinetry with opaline ribbed glass insets and polished nickel hardware by White Chapel
36" Sub-Zero refrigerator with two freezer drawers and ice-maker
Sub-Zero under-counter wine cooler
Gaggenau gas burner cook top with 3-ring high-speed fifth burner
Gaggenau built-in convection oven, dishwasher and microwave
Calacatta Vision 11" marble countertops
Franke under-mounted double basin with garbage disposal and instant hot water dispenser
Bosch stacked washer and dryer

Master Bath

Kohler 6' Tea-for-Two tub with Manhattan Calacatta marble deck
Polished nickel faucets and controls by AF Supply New York
Polished nickel bath accessories by Urban Archeology
Oversized shower with heavy gauge metal and glass surround, with thermostatic shower controls
Manhattan Calacatta honed marble floors
Aqua Crackle 3" x 9" glazed ceramic tile
Custom-designed two-sink vanity on raised polished nickel legs featuring nickel-plated brass bullet hinges and White Chapel pulls
Recessed storage niche with marble sill
Full-length mirror on door
Polished nickel wall sconces

Full Bath

16" x 16" Tundra Gray polished marble floor tile
Tundra Gray vanity countertop
Glazed Italian Zabrano porcelain striated wall tile
Oversized shower with heavy gauge metal and glass surround, with thermostatic shower controls
Custom-designed vanity on raised polished nickel legs featuring nickel-plated brass bullet and White Chapel pulls
Full-length mirror on door
Polished nickel wall sconces

Home Office/Media Room

Two lot-line windows on 5th floor and above

The Parkwood

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