

# REAL ESTATE WEEKLY

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<http://www.rew-online.com/2013/04/24/classic-carlton-reborn-as-luxury-jewel/>

## Classic Carlton reborn as luxury jewel



The Carlton House

By Orlando Lee Rodriguez

Tribeca and SoHo may have the priciest sales points and the highest rents in the city right now, but when you live uptown you have one thing downtown could never have: Central Park.

About 30 hops and half a skip from the city's premier oasis is The Carlton, a collaborative renovation project between Gary Barnett's Extell Development Company, the builders of ONE57, and investment advisor Angelo Gordon & Co., the former owners of Chelsea Market.

"We are creating homes that capture the historical elegance of the Upper East Side while incorporating features that reflect a contemporary lifestyle," said Barnett, president of Extell, in a statement on the company's website.

Standing on the southwest corner of 61st and Madison, it is not apparent that renovations by architects Beyer Blinder Belle (who are also doing Williamsburg's Domino Sugar Factory conversion) will have the building maintain its continuity with what has existed along Park and Fifth Avenues for decades.

Then again, BBB, who led rehabilitations on both the Empire State and Chrysler buildings, have been masters of keeping legendary icons true to their original form while upgrading the nuts, bolts, pipes and wiring. But developers and brokers say that, like finding the one you love, it's the "soul" inside that counts.

"Buyers who value classic, elegant living now have access to the most gracious layouts and the finest quality of design and finishes," said Elida Jacobsen Justo, director of sales in a release.

The plan is to maintain but update the original post-Art Deco style that adorns the public areas of the building. As is common with Upper East Side apartments built during this period, paneled apartment entryways and galleries will also be maintained. Marble floors will help transition the apartments from social to their private areas and many apartments include terraces.

Layouts for the apartments will vary. Some, with open loft style kitchen areas, will have stone countertops and others, that have closed kitchens, will have formal dining rooms with stone floors and windowed breakfast areas. All kitchens will feature Miele appliances and a option of choosing a Sub-Zero wine refrigerator.

Designed by critically acclaimed designer Katherine Newman Design of Toronto, Canada, residents will get to choose from two different style of interior finishings, the Pearl Palette, featuring white oak floors and custom white lacquered cabinets, and the more earth toned Mink Palette, which has stained oak floors and light grey lacquered colored cabinets accented by wood.

Sales began last week for the building's 68 two to six-bedroom residences, which begin at \$2.9 million and go up to \$65 million. There is a duplex penthouse with a roof deck and wraparound terraces as well as a five-story 9,742 s/f townhouse that will have a separate entrance, but will still enjoy the same conveniences as the rest of the building.

Amenities include a 24-hour doorman and concierge, fitness center, game room, storage area and a 65-foot indoor, heated pool.

Straddling the line of the Upper East Side and the Midtown Plaza district, The Carlton Residences also have the convenience of having the tony shops of Madison Avenue to the left of the entrance and the famous Fifth Avenue stores to its right.

Yes, it may not be located downtown, awash with 20 and 30-somethings, but the Upper East Side tired and true for the international set and those all those young folks at some point will mature enough to want to peacefully settle further uptown.