

West End & Eighty Seven

269 WEST 87TH STREET

Masterfully composed, 269 West 87th Street complements its pre-war inspired design with two capacious levels of indoor and outdoor, recreational and leisure amenities.

Reflective of its coveted locale, the gracious three- to five-bedroom, light-filled homes are individually crafted with refinements that include oversized window bays and kitchens by Smallbone of Devizes. Located on 87th Street just east of West End Avenue, this quintessential West Side address is surrounded by some of the finest schools, shopping, restaurants, cultural institutions, and parks.

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ARCHITECTURE BY FXCOLLABORATIVE

The world-renowned architecture firm created a contextual silhouette reflecting a sophisticated appreciation of the Upper West Side's iconic apartment house. The composition of the façade is enhanced by decorative brickwork and ironwork, wrap-around corner windows with vertical casements, Juliet balconies, and multiple setbacks that reveal private terraces.

Custom bronze-finished latticework welcomes natural light into the lobby, while providing a discreet entrance to the building. 269 West 87th Street features no more than three homes per floor ensuring additional privacy for residents. Oversized corner exposures and elevated ceiling heights further distinguish the residences.

- Thirty-nine three to five-bedroom residences including a duplex townhouse, and full-floor penthouses
- Striking articulated masonry façade with cast stone reveals, and glass and metal accents
- A discerning sense of arrival framed by a textured glass and metal marquee in bronze finish with double entry doors
- Deer Isle Granite base at street level and courtyard
- Decorative bronze-finished tracery at the perimeter of the main and townhouse entrances
- Aluminum, bronze-finished casement windows featuring corner exposures, insulated glass, and narrow mullion profiles
- Custom inswing doors with decorative rail at Juliet balconies

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AMENITIES

Recognized for some of the most significant residential and hospitality commissions in the world, including The Carlyle, Alexandra Champalimaud's interiors for 269 West 87th Street enhance FXCOLLABORATIVE's sophisticated layouts creating a memorable sense of place, inspired by the character of the Upper West Side and adjacent Riverside Park. Warm and stylish, the lobby seamlessly circulates to the enchanting indoor and outdoor amenities.

This lifestyle experience is carefully arranged around Courtyard Garden. Residents of all ages can engage in recreational and leisure pursuits with spaces designed to accommodate a range of activities. The Library Lounge is ideal for homework during the day, and sophisticated entertaining at night. The Multipurpose Sports Court can be transformed from a game of hoops into an immersive theater experience.

- Lobby with bespoke Concierge Desk, Shagreen paneling, and White Travertine flooring
- Twenty-four hour Concierge
- The Library Lounge with fireplace and curated book collection
- The Courtyard Garden with an exquisite green living wall
- State-of-the-art windowed Fitness Center with a perennial green living wall
- Multipurpose Sports Court
- Children's Playroom
- Pantry
- Bicycle Storage
- Private Storage available for purchase
- Cold Storage

RESIDENCES

Alexandra Champalimaud, in partnership with FXCOLLABORATIVE, created a collection of homes that embrace a contemporary lifestyle with a cultivated level of finishes. Pre-war inspired layouts offer formal entry galleries, composed "enfilade" vistas, and a clear separation between public and private areas. The gracious homes are enlivened and enhanced with natural light from the oversized, bronze accented windows and ten-foot ceilings.

- One to three residences per floor
- Ten-foot ceilings in most principal living spaces
- Hand-laid white oak wood flooring
- Custom millwork including baseboards and door surrounds
- Custom imported hardware
- Whirlpool washer dryer
- Energy efficient VRF HVAC systems in every residence

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269 WEST 87TH STREET

KITCHENS BY SMALLBONE OF DEVIZES

The collaboration with Smallbone created kitchens that combine meticulous design with bespoke British craftsmanship. Uncommonly spacious, the kitchens are ideal for holiday meal preparation as well as informal entertaining. Inventive features include custom sinks with built-in cutting boards and disposals.

- Cabinetry by Smallbone of Devizes with hand-painted lacquer finish, walnut interiors, and polished nickel cabinet pulls
- Arabescato Vagli light stone countertop and backsplash
- Integrated Sub-Zero refrigerator and freezer
- Wolf range and recirculating vent hood (vented in select residences)
- Wolf microwave drawer
- Miele dishwasher
- Kohler wide stainless steel sink with custom-inset hardwood cutting board, and garbage disposal
- Dornbracht faucet with pullout spray in polished nickel finish
- Sub-Zero wine refrigerator

BATHROOMS

Each is an oasis of serenity, reflecting the finest level of craftsmanship with hand-selected imported white marble, custom lighting, and polished nickel detailing.

MASTER BATH:

- Bianco Dolomiti polished imported marble floors
- Pacific White honed marble walls, tub surround and shower bench
- Double vanity with Bianco Dolomiti polished marble countertop, under-counter shelf, and polished lacquer drawers
- Custom recessed medicine cabinet with integrated lighting
- Kohler "Tea for Two" cast-iron soaking tub
- Toto high-efficiency toilet
- Dornbracht fixtures in a polished nickel finish

SECONDARY BATH:

- Bianco Dolomiti polished imported marble floors
- White Macauba polished marble walls
- Custom vanity
- Signature Hardware Catalina Bathtub
- Champalimaud curated accessories and hand-held shower in polished nickel finish

POWDER ROOM:

- Bardiglio Nuvolato polished marble walls
- Marble mosaic flooring
- Custom vanity
- Champalimaud curated fittings and accessories in polished nickel