

17E12
17 EAST 12TH STREET

Penthouse 1
9TH FLOOR

INTERIOR 3,143 SQFT 292 SQM | EXTERIOR 1,241 SQFT 115 SQM

TOTAL 4,384 SQFT 407 SQM

Deeded one car parking space

3 Bedrooms 3.5 Bathrooms

Residence

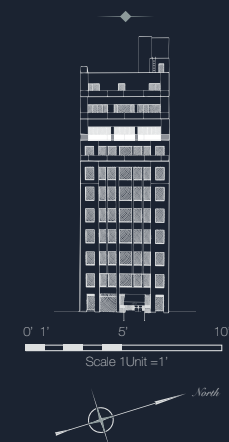
This special full-floor residence elevates indoor and outdoor living in Greenwich Village. Two secured-access elevators open to a private aerie above it all. The living room with wood-burning fireplace is paired with a formal dining room leading to an eat-in kitchen, all facing the grand terrace with an outdoor fireplace, creating one of the most spectacular outdoor great rooms in Manhattan. A twenty-by-forty-eight-foot elevated garden is seamlessly connected to the living spaces via Nana folding glass walls. The grand terrace is finished with custom stone pavers, glass railings, and an outdoor fireplace. Two additional terraces facing Union Square Park provide outdoor access for all three bedrooms including the master suite. Noteworthy details include 11-foot ceiling heights, continuous herringbone pattern rift-oak flooring, and oversized Panorama windows in excess of seven and half feet high with automated window shades by Lutron Homeworks.

Kitchen

Dining al fresco. Nana folding glass walls seamlessly connect the kitchen to the south-facing sky terrace. Spectacularly designed by Bromley Caldari, created by Poliform Varenna Italia, this state-of-the-art chef's kitchen includes automated touch control cabinetry, catering and staging island, and next generation Miele and Sub-Zero appliances including speed and convection ovens, glass-fronted wine refrigerator, and custom coffee system.

Master Bedroom & Bath

A private terrace with exclusive views facing Union Square Park offers a sanctuary. The perfectly proportioned bedroom is accented by rift-oak herringbone flooring, built-in automatic blackout shades by Lutron Homeworks, and Nana folding glass wall doors that integrate the indoor and outdoor spaces. The dual-zoned master closet is fitted with Poliform walk-in wardrobes. The windowed master bath retreat overlooking the terrace is sheathed in Italian travertine with chevron-patterned floors. Additional features include heated bathroom floors, walk-in steam shower with Waterworks teak bench, dual vanity with Dornbracht fittings and custom-built oversized medicine cabinets, Rogerseller electric towel racks imported from Australia, and a custom hand-carved stone soaking tub imported from Italy.



The unit square footage, layout and room or area dimensions on this floor plan are approximate within reasonable tolerances and based on construction drawings. See the Offering Plan for additional terms, conditions and caveats regarding construction tolerances, square footages, layouts, how areas are measured and the Sponsor's right to make changes. The complete offering terms are in an offering plan available from the Sponsor. File No. CD13-0296. Sponsor: Rigby 17 LLC, 589 Fifth Avenue, Suite 1503, New York, New York 10017
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