



## **Toll Brothers City Living opens model home at 55 West 17th**

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Model home “Residence 504” at 55 West 17th - Manhattan, NY (Photo Credit: Toll Brothers City Living)

Manhattan, NY Toll Brothers City Living, the urban development division of TollBrothers, Inc., has opened the new decorated model home and on-site sales gallery at 55 West 17th, a luxury condominium in Chelsea designed by Morris Adjmi Architects. The sales gallery has moved on-site and the building is slated for occupancy this spring.

The model home, Residence 504, is a three-bedroom, two-and-a-half bath totaling 1,934 s/f. Furnished by Ligne Roset, the residence features spectacular wide plank, white oak flooring, and Bianco Oro marble woven seamlessly throughout the kitchen and master bath. Oversized windows and modern finishes that adorn the model are representative of the attention to detail that is emphasized across the entire building.

“Buyers have been drawn to the building’s classic design and the modern lifestyle it affords, and we’re thrilled to share our new model residence with them,” said David Von Spreckelsen, the New York Division president of Toll Brothers City Living. “It’s always an exciting time in a project when we can finally invite prospective buyers and brokers into the building so that they can fully appreciate the design elements and unique touches of the residences, and better explore the neighborhood’s charm and accessibility.”

Located on West 17th St. between Fifth and Sixth Aves., the 19-story building offers 52 residences ranging from one–to four–bedroom homes.

“When designing 55 West 17th St., I paid reference to the eclectic neighborhood with a mix of traditional and modern materials,” said architect Morris Adjmi. “I think we have succeeded with a high level of detail. We selected Petersen handmade bricks and designed custom window frames. The Interiors’ clean, refined aesthetic speaks Chelsea. The double-height lounge and the mezzanine screening room with all its natural light are my favorite features of the amenity space.”

In a modern interpretation of the cast-iron metalwork of the Ladies Mile Historic District, the building’s façade is crafted of handmade Petersen brick from Denmark; the cornice, window frames, and entrance details are fashioned of bronze architectural metal. The lobby floor showcases a delicate, geometric floral design, which is a scaled translation of the pattern surrounding the grand staircase at Paris’s Opera house, Palais Garnier.

The building is following responsible building practices and is projected to achieve LEED Gold certification and will feature double insulated windows and low-e glazing to reduce heat gain and loss; low flow water fixtures and faucets; occupation sensors in common areas; and a “green cleaning” program that requires the use of non-toxic and environmentally benign chemicals.

The homes feature a variety of open floor plans with wide plank white oak flooring throughout. Modern kitchens offer custom oak cabinetry, Bianco Oro marble countertops and backsplashes,

wine refrigerators and Gaggenau appliances. Each home is equipped with a Bosch washer and dryer.

Luxurious master bathrooms are adorned with Bianco Dolomiti marble walls and floors, and accented by a Bianco Carrara marble feature wall. White Carrara marble vanity tops and backsplashes are paired with black oak custom cabinets. Secondary bathrooms are furnished with black oak cabinetry and Bianco Dolomiti vanity tops, Bianco Cielo marble floors, and Moroccan Zellige tile walls. Powder rooms offer pillowed tile walls, Montclair Danby marble vanity tops and Virginia Mist granite floors. Dornbracht hardware is featured throughout.

Amenities include full-time attended lobby and concierge service, a fully-equipped fitness center, a children's playroom, a double height residents' lounge with a billiards table, a screening room, and bicycle storage. Residents can enjoy the outdoors from a common landscaped terrace on the building's second floor which features a gas grill and comfortable seating areas. Storage units and parking are available for purchase. The building also houses approximately 5,000 square feet of ground floor retail space on 17th street.

Located just blocks from Union Square, 55 West 17th is at home in the arts-centric Chelsea neighborhood known for its plentiful galleries. The building is close to many cultural institutions, wonderful restaurants, shops and conveniences. Groceries and markets abound nearby, including Chelsea Market, Eataly, Trader Joe's and Whole Foods. Public transportation is easily accessible with many subway lines and trains nearby including the 1, 2, 3, 4, 5, 6, N, Q, R, F, M, L and PATH.

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