



Extell Development Company commences closings at 70 Charlton

April 04, 2017 - Owners Developers & Managers

70 Charlton, Hudson Square - Manhattan, NY

Manhattan, NY According to Extell Development Co., closings at 70 Charlton have commence. Located in Hudson Sq., 70 Charlton has reached a significant development milestone.

“We are very pleased to be nearing the completion of 70 Charlton, and for our residents to move into their new homes,” said Elysa Goldman, VP of development for Extell. “70 Charlton offers luxury living at attainable prices, it is a great value compared to neighboring TriBeCa and The West Village. Hudson Sq. has quickly become a thriving new community that offers all of the benefits of downtown living.”

The Beyer Blinder Belle-designed building features 92 well-appointed residences with modern interiors by the celebrated design firm Workshop/APD. Inventory includes one-to-four bedroom homes with thoughtful layouts and the finest finishes. Residences boast grey-stained cerused oak wood flooring, custom doors, trim, and baseboards, Miele appliances and washer and vented dryer in each home. Select residences feature outdoor space and multiple exposures, with skyline and Hudson River views.

The architecture draws on cues from its contextual surroundings that include the robust, masonry buildings that were once warehouses and printing factories. The brick, metal and glass façade compliments its contemporary structure weaving it seamlessly into the neighborhood. Special attention was paid to the large windows, which follow a balanced pattern down the towers. The 22-story development has two wings connected by an enclosed breezeway that overlooks a lushly landscaped courtyard featuring integrated seating, a green wall, birch tree arbor and staggered boxwood garden.

“Extell has earned a reputation for bringing quality and luxury living to evolving neighborhoods throughout the city, and 70 Charlton is the perfect example of this,” said Mark Greenley, senior sales executive at 70 Charlton. “People have been waiting for a product of this caliber in Hudson Sq., and we are excited to offer the first new luxury homes in the neighborhood.

An array of lifestyle amenities at 70 Charlton appeal to a wide range of residents, and include a 24-hour doorman/concierge, residents’ lounge with catering kitchen, refrigerated package for fresh food and flower deliveries and a children’s playroom. A healthy lifestyle is easy to maintain with the fully equipped private fitness center, 60-ft. indoor salt-water swimming pool, steam room, and outdoor sports court.

Hudson Sq. was rezoned in 2013, and is currently undergoing a \$27 million beautification plan, which includes a \$6 million renovation of a park on Spring St. and 6th Ave. 70 Charlton was the first residential building to break ground after the rezoning. Businesses including WeWork, and MTV’s Viacom have flocked to the area. The neighborhood has a thriving restaurant scene including the

popular City Winery and cult-favorite Giorgione restaurant. Coveted boutique fitness studios Physique 57 and Dog Pound have also found strongholds in the neighborhood.

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