



## **Avdoo & Ptrs. and Krantz + Krantz Team sell 29-unit boutique condo 10 Lenox**

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Harlem, NY Development firm Avdoo & Partners and The Krantz + Krantz Team at Compass sold

10 Lenox, a boutique luxury condominium located on the corner of Lenox Ave. and West 111th St.

Designed by Issac | Stern Architects with interiors by Fogarty Finger Architects, the eight-story, brick- and cast-stone building features 29 studio, one-, two- and three-bedroom residences ranging in size from 450 to 1,748 s/f; sales first launched in 2019.

“There are only four sides to Central Park, and Central Park North (110th St.) is completely undervalued. Buyers at 10 Lenox saw the obvious upside to owning a home located right by one of the most prized public parks in the world,” said Jeff Krantz, leader and co-founder of The Krantz + Krantz team at Compass, the exclusive sales and marketing team for 10 Lenox. “Buyers were drawn to 10 Lenox for its thoughtfully crafted and generous layouts, large outdoor spaces; and an amenity package and design that is unrivaled in the neighborhood.”

Residences at 10 Lenox have 9.5 ft. ceilings, wire-brushed white oak flooring, a bespoke herringbone detail at the entry, custom maple closet systems with satin white lacquer finish in all master bedrooms, and French-style, in-swing casement windows. Bathrooms feature classic white subway tiles, custom walnut vanities, Caesarstone quartz countertops, Duravit bathtubs, and radiant heated floors.

Kitchens at the boutique condo feature countertops crafted from slabs of Fantastico Danby marble complemented by custom white lacquer cabinetry, a gray-tiled backsplash, and custom-paneled Bosch appliances.

Building amenities include a rooftop with outdoor kitchens and private cabanas, a fitness room, a children’s playroom, and storage areas for bicycles and other items.

“Having a local sales team that understood the market and product made an incredible difference as we headed into the home stretch of sales,” said Krystyn Gatto, director at Avdoo & Partners. “Despite the challenges faced due to the pandemic, we are thrilled to have been able to deliver an incredible set of homes to the (new) owners of 10 Lenox.”

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