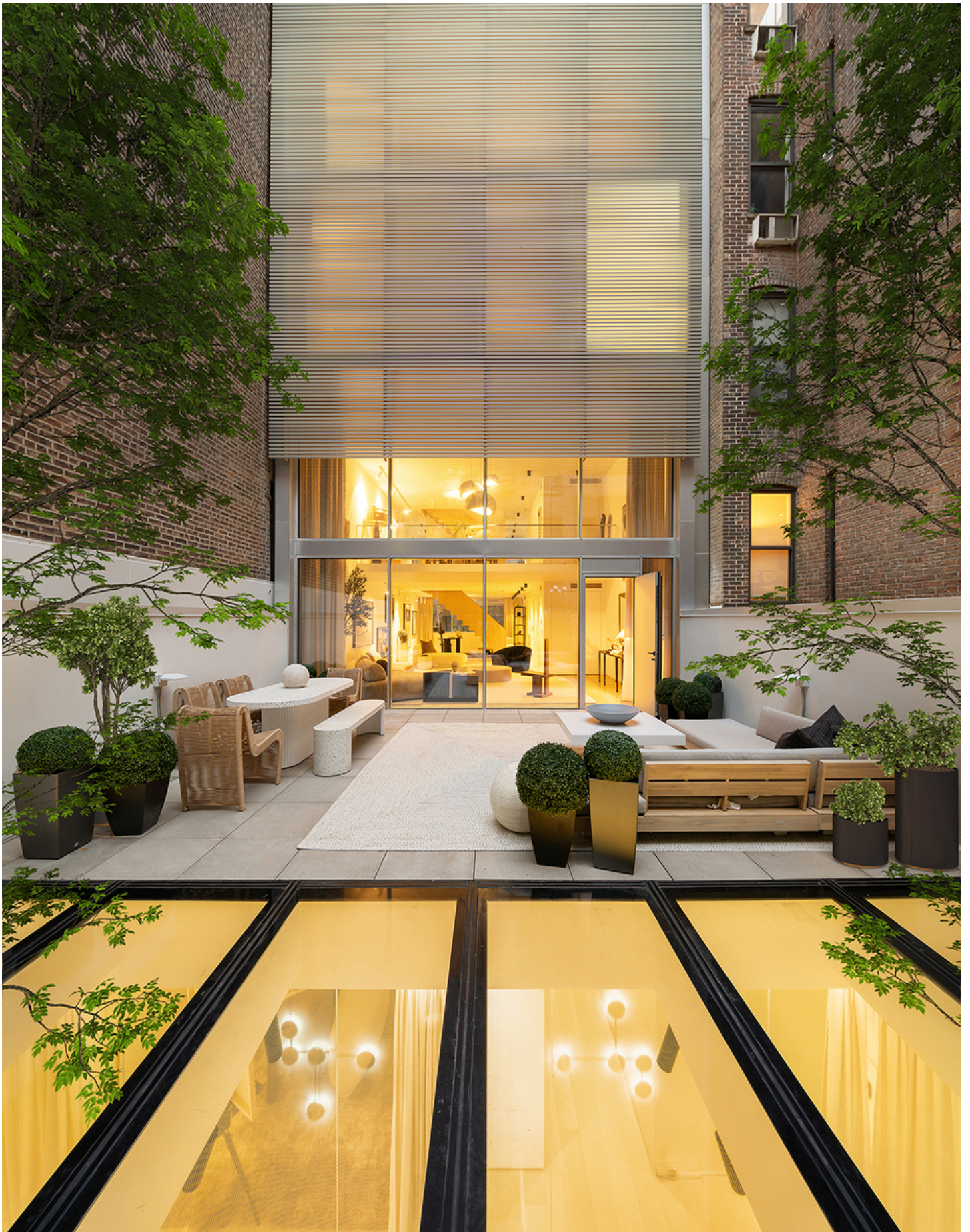




**Andrea Steele Architecture and Wesbuilt Construction finish
\$22.5m townhouse**

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Manhattan, NY Architect-designer Andrea Steele Architecture (ASA) and general contractor Wesbuilt Construction Managers recently completed construction on a \$22.5 million high-end residential townhouse at 217 West 20th St. in the Chelsea District known for high-end art galleries

and restaurant scene.

The luxury, 9,132 s/f, single-family residence, which features seven floors of living space, is located between 7th and 8th Aves., just blocks from Chelsea Market, the Rubin Museum of Art and the Flatiron District. The innovative architectural design received the prestigious Award of Excellence from the Society of American Registered Architects. Maverick Real Estate is the developer.

The project team also included structural engineer KBN, MEP engineer Altieri S.W., and architect-of-record John Saracco Architecture.

Mae Bagai, Sotheby's International Realty's senior global real estate advisor and associate broker, who leads the marketing efforts for the property, said: "Even among luxury New York City homes, this property stands out as both a stunning architectural statement and thoughtfully designed, comfortable residence. The architecture is best described as museum quality, reflected in expansive windows, natural oak finishes and the soaring façade, inspired by nearby art galleries, which allows rarely seen amounts of natural light into every space."

"This project began as a personal development for an individual and later converted into a commercial project, once Maverick acquired the property. While the goals changed from designing a custom private residence to creating a residential development that could be offered for sale, both the new owner and the design team agreed that numerous innovative features of the original design would be attractive to a client looking for an exclusive residence in New York City," said Andrea Steele, AIA, principal at Andrea Steele Architecture. "In particular, this included very open and airy spaces – a rare luxury in Manhattan – the unusual façade system and converting a stair from a utilitarian feature into an integral element of the interior design that ties all parts of the home together and allows more natural light into all spaces."

"The new townhouse offers numerous features that are typically nearly impossible to achieve in New York City for either technical, budgetary or regulatory reasons. For example, the rear patio incorporates an oversized, walkable skylight that floods the two levels below it with natural light at all times of the day. While challenging from the technical perspective, this element created an incredible living space. The credit for creating such an alluring property goes to the developers and the architectural team, who didn't compromise on their goal of creating a one-of-a-kind residence," said Wesbuilt president Donal McIntyre.

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