



## **Madison Equities to develop two ground-up townhouses**

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The Landmarks Preservation Commission has approved two magnificent ground-up townhouses to be built in the historic West Village. Developed by Madison Equities, the two townhouses, located at 705 and 707 Washington St., present prospective buyers with the unique opportunity to design and build their own interiors.

"While new construction townhouses are already a rarity in the West Village, we are presenting buyers with the chance to create a custom townhouse tailored to their individual needs and aesthetics," said Robert Gladstone, CEO of Madison Equities. "The interiors will be a nearly blank canvas where buyers are able to design a one-of-a-kind home, which we will execute with the best materials and highest attention to detail under the direction of their interior designer."

Designed by architect David Helpern, the two townhouses will feature a Roman brick facade that fits contextually with the character of the neighborhood. His vision for each residence suggests that all living spaces be located at or above ground level and include large windows to maximize space and natural light. The townhouse at 705 Washington St. will be 25 feet wide and have 7,437 s/f of interior space while the neighboring 707 Washington St. will be 20 feet wide and feature 6,924 interior s/f. As a framework, Helpern's plans illustrate a double-height mezzanine gallery at the entrance of the home, six bedrooms, six full bathrooms and four powder rooms, including a windowed master bathroom with seven fixtures.

Very notably, the structure of each townhouse will be constructed of poured-in-place concrete. The proposed layout will feature five full floors above grade plus the mezzanine gallery level, and a sky-lit artist's studio, entertaining kitchen and powder room that are adjacent to the private terraces on the top floor. The lower level will include a wine cellar, laundry room and storage areas, and each floor will have direct elevator access. There will be an enclosed garage with electric car capability and the potential for multiple fireplaces to be created throughout the home. Reinforced art walls in the master suite, living and dining areas exemplify the developer's thoughtful attention to detail with art collectors in mind. Each townhouse plan makes opportunity for spectacular, unobstructed views from the top of the home, with spacious morning (eastern) and evening (western) terraces. Ample outdoor space is also provided via the large private gardens complete with rooted trees and lush lawn.

Recognizing that individuals today are showing concern for environmental conservation and eco-friendly living, Madison Equities will provide the buyer with all the designs and materials necessary to achieve a LEED Silver-certified home, should they so desire. "Although our hope is that the future owner will be interested in designing a green home, we are looking forward to working hand-in-hand with today's discerning buyer to execute the home of their dreams," said Gladstone.

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