

An elegant testament to mindful design, the four bedroom, three bathrooms, 3,067 Square Foot Southern Penthouse of 7 Bond Street is a masterful harmony of organic and intuitive elements that combine to form a veritable sanctuary of comfort and serenity.



7 BOND STREET

PENTHOUSE

“A PARADISE IN THE CONCRETE JUNGLE”

photography // Rich Caplan

Prepare to be amazed by the soaring 14 foot ceilings and sun-drenched open-concept living room from the moment you step into this extraordinary Penthouse.

The perfect blend of know-how

Boldly renovated under the attentive care of acclaimed Designer James Huniford, renowned Feng Shui Master Dee Kelly, and certified Building-Biology consultant Matthew Waletzke of Healthy Dwellings: everything within the home - from its clever application of naturally-sourced and reclaimed building materials to the exacting standards of innovative air and water filtration systems - was added with the purpose of making a living in the city as peaceful, luxurious and environmentally-friendly as possible.



Designed with a natural feel

Dark zebra wood floors are ubiquitous throughout, and both the living and dining rooms feature reclaimed wood from a Vermont barn. The eat-in kitchen is equipped with custom cabinetry, repurposed metal cabinet doors from a 19th Century TriBeCa factory, live-edge granite countertops, and a suite of high-end appliances. Two of the bedrooms possess roomy closets faced with reclaimed wood sliding barn doors while the third enjoys a charming exposed brick wall, a private loft space, a dressing room, and a full en-suite bathroom. An over-sized master bedroom suite features four closets, a dressing room, and a spa-like master bathroom with natural stone vessel dual-vanity sinks, a travertine-floored shower and bath area with a separate E-Legno carved cedar wood tub.



An oasis in the midst of Manhattan

Up a curving set of reclaimed wood stairs is the home's 1,200 Square Foot, bamboo-screened rooftop oasis, which has been thoroughly customized in partnership with leading New York City landscape designer Roger Miller. The glass-enclosed family room with a drop-down flat-screen television can be opened up entirely to an outside space that easily fits a 12-person outdoor dining area and a separate glass-enclosed home office/meditation room. The terrace is fully equipped with built-in speakers, mood lighting, and an irrigation system.



Comfort & Serenity

Aware of the impact that RF/EMF levels can have on stress levels, sleep quality, and overall health, the home underwent comprehensive alterations to shield itself from outside disturbance. Also, every window, every exterior wall, and nearly every interior wall was treated to reduce RM/EMF levels within the home by 98%, possibly giving it the lowest levels in the entire city.

State of the art technology

Additionally, Wi-Fi within the home can be completely turned off via a tablet/Smartphone as well as a convenient wall button. Another feature of the home is an extensive water filtration system so that every drop of water – both hot and cold – in the apartment is filtered. There is also an upgraded security system, sound-dampening windows, and an air filtration system that improves air quality levels by 50% compared to what they are outside. The home has been optimized for Tablet/Smartphone technology.

Striking Views

7 Bond—originally constructed in 1904—rises 6 stories and contains 18 apartments, and because it is nestled amidst a cluster of landmarked structures, the attractive views that its penthouse units currently enjoy will remain the same for generations to come.

www.7bondph.com

Location

7 Bond St Apt: PH AB
New York NY 10012
Manhattan » NoHo

Property

Ownership: Condo
Type: Penthouse
Rooms: 8
Bedrooms: 4 BR
Bathrooms: 3
Pets: allowed
Area: 3067 sq ft
Exterior area: 1200 sq ft

Financials

Price: \$14,500,000
Common charge: \$1,751.96
Real estate tax: \$1,794
Financing allowed: 90%
Minimum down: \$1,450,000