

THE CLARE

Services

- Elegant Lobby with Bulgarian limestone walls and floors
- Marble front desk with walnut paneling
- Full-time doorman
- Virtual concierge & intercom
- Separate service entrance
- Bike room
- Cold storage
- Package storage

Amenities

- A full suite of amenities is located on the 13th floor, featuring 12' ceiling heights and views of Midtown, Central Park and the 59th Street Bridge
- Fitness Center
- Residents' Lounge with furnished Dining and Living Room, Entertainment Center, and Pantry
- Landscaped outdoor terrace with lounging areas
- Flex Room for private exercise
- 10-year 421-A tax abatement (anticipated)

Residences

- Walls of floor-to-ceiling windows
- Double-paned, insulated operable windows
- Open city views in nearly every direction
- Solid wood entry doors with walnut finish
- Solid wood interior doors
- 7" white oak flooring with radiant heating throughout
- Thermostats in each room control heat on demand
- Variable refrigerant flow air conditioning system on demand for each room
- 9' ceiling height in Living Room and Bedroom(s)
- High Definition Intercom system
- LED lighting throughout
- Terraces with Porcelanosa pavers
- Miele washer and dryer in all residences

THE CLARE

Kitchen

- Custom cabinetry by Poggenpohl
- Top-of-the-line appliances by Miele
- Quartz countertop and backsplash
- Breakfast bar seating at Kitchen islands
- Kitchen faucet with integrated handspray by Blanco

Master Bathroom & Secondary Bathroom

- Extra-large gray quartz countertop with double undermounted sinks
- Custom white lacquered vanity and generously sized medicine cabinet
- Fixtures by Watermark
- Wet Room featuring a soaking tub by Kohler and an open shower concealed behind a frosted-glass partition
- Oversized Carrara Blanco-style floor and wall tiles by Porcelanosa

The complete offering terms are in an offering plan available from Sponsor. File No. CD15-0274. Prospective purchasers should not rely upon these depictions and are advised to review the complete terms of the offering plan for further detail as to type, quality and quantity of materials, appliances, equipment, and fixtures to be included in the units, amenity areas and common areas of the condominium. Sponsor reserves the right to substitute, in its sole discretion, any of the above items with items that of equal or better quality. All rights to content, photographs, and graphics reserved to: 61st & 2nd NYC LLC. Sponsor: 61st & 2nd NYC LLC, 101 S. Eola Drive, Suite 1205, Orlando, Florida, 32801. Equal Housing Opportunity.