

# BROKERS WEEKLY

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## Tribeca's newest addition is just the tonic

When they cleared the site of the former Fairchild Foster pharmaceutical company in Tribeca, developer Atlantic Walk Vestry had a prescription for success — classic local architecture, a charming character and interiors by designer David Howell.

"The Fairchild combines the great style of a classic New York building with one of the City's most fashionable neighborhoods," said Gerard Longo, a principal of Atlantic Walk Vestry. "Each home is a true New York original, and the neighborhood itself offers a dynamic array of shopping, entertainment, and dining unique only to Tribeca."

A collection of 21 custom built town homes, penthouses and lofts at 55 Vestry Street in the Tribeca North Historic District, construction of the nine-story doorman is being supervised by the Landmarks Preservation Commission to ensure the historic character of the neighborhood is respected and preserved.

But while the architectural design of The Fairchild reflects the industrial age

of the 19th century, with its traditional red brick façade and oversized arched windows, Longo said The Fairchild will feature all of the comforts of 21st Century living.

"We've stayed true to the history of the neighborhood while providing modern luxury and function," said Longo. "David Howell's dramatic interior designs ensure that each home is unique and reflects the highest level of quality and attention to detail."

Sales have begun for the simplex, duplex and triplex residences — many of which have 22' ceiling heights. Prices range from \$1.965 million to \$8.995 million, with offerings including two-, three- and four-bedroom residences with up to 3 and a half baths spanning from 1,350 to 2,835 s/f. Three oversized triplex town homes have private street-level entrances. Select units have terraces and outdoor patio space.

Inside, hardwood walnut stained flooring is used throughout the living areas, there are expansive arched windows, direct elevator access to each home and Smart Home technology sys-

tems. The Poggenpohl kitchens are fully equipped with 36" Sub-Zero refrigerators plus additional under-counter refrigerators, a built-in Wolf oven and cook top, a Miele integrated dishwasher, and a stainless steel Sub-Zero wine cooler. Master baths have honed travertine walls, fixtures by Toto and Lakkista in a silver nickel finish, and a "Tea for Two" bath tub by Kohler.

"These extraordinary living spaces are ideal for families or anybody who desires a residence with an exceptional layout," notes Jacqueline Urgo, president of The Marketing Directors, Inc., The Fairchild's marketing and exclusive sales agent. "Interiors are not just showpieces, but reflect how people live and function. Every detail has been carefully thought out to produce the ultimate urban living experience."

The building will have a 24-hour doorman and personal concierge, as well as dedicated storage space, and a refrigerated storage area. The neighborhood itself has several top-tier schools, art galleries and gourmet eateries.

"Tribeca's charm continues to lie in its quiet cobblestone streets, old loft buildings, some of the city's best restaurants and a myriad of cultural opportunities," Longo points out. "Our particular location is in one of the quietest sections of Tribeca, a quality that is desired by many residents looking for a more peaceful and private living experience, yet is just steps from all of the excitement and vibrancy this neighborhood has to offer."

