

# FLATIRON HOUSE

39 WEST 23RD

Flatiron House, a new condominium by Anbau in the heart of Flatiron District, draws inspiration from landmark architecture and historic Madison Square Park. Designed by COOKFOX Architects, Flatiron House is characterized by planted Juliet balconies and an enchanting central garden offering a palpable connection to nature.

## FLATIRON HOUSE

Developed by Anbau

Architecture and interiors by COOKFOX Architects

Expressive facade of Indiana limestone, bronze and white glazed terracotta, metal and glass

Residential entrances on West 23rd and 24th Streets, connected by a lush interior garden.

44 condominium residences

- The Tower Residences (entrance on 23rd Street)  
37 one- to four-bedroom residences
- The Loft Residences (entrance on 24th Street)  
seven one- to five-bedroom residences

Planted and irrigated private loggias or Juliet balconies in most residences

Select residences feature grandly-scaled private terraces

## SERVICES AND AMENITIES

The COOKFOX-designed amenity spaces emphasize a considered approach to leisure and a palpable connection to nature.

24-hour concierge

Warmly appointed lobby with Petite Granite floor and American Walnut and Limestone paneled walls and cabinetry

The Garden offers lush plantings and outdoor seating accessed from The Lounge and The Game Room

The Lounge a space for intimate gatherings, offers garden access and views

The Game Room with space for private dining along with garden access

A second level wellness suite includes The Gym with yoga/ stretching studio and an adjoining landscaped terrace

Laundry room with commercial equipment for oversized items

Residential storage for purchase

Bicycle storage

Limited automated parking for purchase

## RESIDENTIAL FEATURES

American Walnut residential entrance door and surround with Hamilton Sinkler hardware in an antique bronze finish

White oak wide-plank flooring throughout (5 ½ - 9 ½ inches)

Central heating and cooling

LG or Bosch washer and dryer

## KITCHEN

Custom kitchens featuring rift oak, white lacquer, and ribbed glass cabinetry

Calacatta Lincoln marble slab countertop and backsplash.

Thermador gas cooktop and wall oven in one-bedroom residences; Thermador gas range in all other residences

Bosch speed oven and fully-integrated dishwasher

Gaggenau refrigerator

Full-height Gaggenau wine refrigerators in select residences

Undercounter wine refrigerators in most residences

## MASTER BATHROOM

Mosaic marble tile flooring with white marble border

Custom medicine cabinets with integrated lighting

Arabescato Vagli marble countertop with integrated sink and custom walnut and bronzed vanity

White marble wainscot and bathtub surround

Kohler bathtub

Water closet by Toto

Custom bronzed metal framed ribbed glass privacy wall

Watermark oil rubbed bronze fittings

## SECONDARY BATHROOM

Petra antiqua limestone tiles flooring

Custom white lacquer vanity with white Corian countertop and integral sink

Ann Sacks textured ceramic wall tiles

Duravit bathtub

Water closet by Toto

Watermark oil rubbed bronze fittings

## POWDER ROOM

Gaudi marble flooring and wainscoting with ribbed limestone accent wall

Ebonized oak vanity with Alape enameled steel counter and integral sink

Bronze and oak mirror

Watermark oil rubbed bronze fittings

39 West 23rd Street, New York, NY 10010 T (212) 221 3923 info@flatironhousenyc.com flatironhousenyc.com



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