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Featured Listing: Heather L McDonough + Henry Hershkowitz | CORE

374 Broome Street, PHS
\$8,750,000

Located in the heart of NoLita, Penthouse South at 374 Broome Street is an extraordinary 3-bedroom, 3-bathroom residence with an unparalleled landscaped roof terrace of grand proportions. The 19th Century building, Brewster Carriage House, was converted in 2010 and the developer carved out this penthouse residence for its optimal vantage point, views and usable private outdoor roof terrace, which exceeds all expectations for those looking for the perfect outdoor entertaining space.

The roof terrace, measuring 2,062 square feet, is accessed from the main living area via the ornate copper railing staircase and is sheathed by an impressive sculptural glass bulkhead. The terrace, customized by its current owner, features mature irrigated plantings, a bocce ball court, an outdoor sound system and an outdoor kitchen with gas grill.

This triple mint offering features equally impressive residential living spaces which pay homage to the buildings heritage while offering all of today's most desired features and amenities. Sun-filled and largely scaled, the open living/dining area boasts a gas fireplace, soaring 11'9" ceiling heights and eight oversized windows, three of which open onto Juliet balconies, offering bright southern and eastern exposures. The open chef's kitchen centers around a Bianco Borealis marble island and features fully-integrated Miele dishwasher and refrigerator, Miele oven and cooktop, extra-large stainless steel sink, Newform fixtures and a 70 bottle Sub-Zero wine refrigerator.

With winged master bedrooms on either side of the living area, the owners have the option to choose which master suite suits them best. The large northern master suite features a deep walk-in closet and a four-fixture en-suite bathroom with the third bedroom adjacent. On the other side of the loft, a second master suite faces south and features a "walk-through" closet with a five-fixture en-suite bathroom boasting an oversized Wetstyle soaking bath, a separate fully-enclosed 10-inch rainwater shower, classic white Bianco Dolomiti marble, Mutina Bark stone tile covering the heated flooring and walnut vanities with dual Wetstyle sinks.

Additional fine details throughout this extraordinary home include custom milled white oak flooring, Control4 smart home, security system, automated blackout/solar shades and a full laundry room with Bosch washer and dryer.













