

# NY RESIDENTIAL

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## Laight House Condominium Debuts in Tribeca Historic District

Fox Residential Group's Gloria Sokolin and Judy Woodfin Market Six Sumptuous Full-floor and Duplex Apartments at 52 Laight Street

The Fox Residential Group sales and marketing team of Gloria Sokolin, executive vice president, and Judy Woodfin, senior vice president, is spearheading the sale of six full-floor and duplex condominium apartments at Laight House Condominium, 52 Laight Street, between Hubert and Vestry Streets in the Tribeca Historic District. Ranging in size from 1,945 square feet to 2,761 square feet, each home has been impeccably designed to blend the elegance of the eight-story building's 19th century ambience with modern sophistication and convenience.

Five of the full floor apartments, numbers two through six, feature three bedrooms and two-and-one-half baths. The penthouse duplex on the seventh and eighth floors has three bedrooms, three baths and a powder room, as well as an expansive 540-square-foot private terrace with open views facing South.

Among the many exceptional features in the Laight House apartments are oversized eight-foot Kolbe double-hung sash windows that tilt for easy cleaning, block out street noise, and infuse light throughout each room. Individual heating and cooling units are further supplemented with Runtal® radiators for maximum comfort. In addition, each apartment has its own storage unit on the cellar level. There will be a virtual doorman with key fob activation for doors and private elevator landings. Cable access for the major providers and high-speed internet will be provided.

Interior design elements include handsome four inch wide, satin-finished American black walnut wood plank flooring in the living and dining areas and bedrooms. Stainless steel kitchens feature Sub-Zero® refrigerators and wine storage cabinets, Wolf® cook tops, ovens, hoods, dishwashers and microwaves. The countertops and backsplashes are Caesarstone. The limestone-sheathed bathrooms include deep soaking tubs and separate showers and have Caesarstone countertops on the double sinks. Washer/dryer appliances in each home are top of the line Miele®.

"These beautifully designed homes have sensible layouts and terrific entertaining space," points out Ms. Sokolin. "They are the perfect paradigm for urban hip meets traditional comfort."

Ms. Woodfin added, "Tribeca is one of those neighborhoods that attracts buyers who want only the very best. Laight House offers loft living with grand apartment character."

Asking prices at Laight House Condominiums range from \$2,950,000 for a lower level simplex to \$6,200,000 for the

penthouse duplex. The building also carries a 10-year 421A tax abatement. In addition, there is a ground- and lower level commercial condominium duplex in the building at 50 Laight Street with nearly 4,000 square feet, which is being marketed by Roxanne Betesh of Sinvin Real Estate.

More information about Laight House may be found on the website at [www.laighthouse.com](http://www.laighthouse.com). Gloria Sokolin may be reached at 212-639-9715 or [gso-kolin@foxresidential.com](mailto:gso-kolin@foxresidential.com); and Judy Woodfin may be reached at

212-639-9720 or [jwoodfin@foxresidential.com](mailto:jwoodfin@foxresidential.com).

About Fox Residential Group

Founded by Barbara Fox in 1989, Fox Residential Group is an exclusive boutique brokerage firm specializing in the sale of upscale residential properties throughout Manhattan. Located on Madison Avenue at 79th Street, Fox Residential Group has a sales staff of over 45 experienced brokers.

The firm offers a wide range of services to address the needs of buyers, sellers, renters, developers and investors. Its various divisions include resale, rental and international services, as well as Fox Marketing Services, which markets conversion and new development projects and provides on-site sales. In addition, Fox Residential Group has an active relocation division that specializes in servicing Fortune 500 companies, major law firms, investment banking houses, foreign governments and business organizations worldwide.

