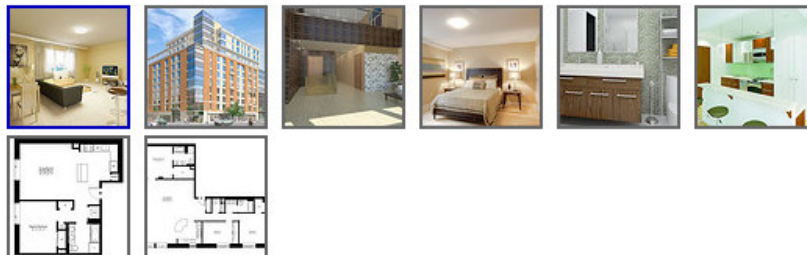




Tuesday, January 19, 2010



Location: 2131 Frederick Douglass Boulevard or 301 West 115th Street

Size: 73 one-, two-, and three-bedroom units

Prices: \$460,000 to \$980,000

Architect: Hugo Subotovsky Architects

Developer: Joy Construction

Sales & Marketing: Prudential Douglas Elliman

Lowdown: Hitting the market this month is Harlem Gold Coast development Livmor. The amenities list on the building's website includes a fitness center, media lounge, tax abatement, and energy efficient design. So, the usual. But the building will also house a 17,500-square-foot church. For that, we give the project our blessing. Prices are coming in around \$600/sq. ft. on the early crop of listings. A sign of things to come in Harlem?

