

Condo Mod

New York

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IN THE NEWS

LIVMOR

Located at 301 West 115th Street on Frederick Douglas Boulevard, Livmor, a luxury Upper West Side Manhattan condominium, brings more sophisticated style to urban living. Designed by New York architect, Hugo Subotovsky, the 12-storey, 73-apartment, multi-dimensional building combines luxurious condos, ground level retail, and community spaces. The building's brick and glass exterior, as well as its lobby with rich tones and a soaring atrium, sets the stage for elegant yet contemporary interior design.

Livmor, a NYSERDA Energy Star residence, uses energy-efficient windows which flood its spacious rooms with abundant light. Livmor expects to achieve 20% more energy efficiency than similar type buildings. Its open floor plans and high ceilings create an airy feel and bamboo floors add natural warmth. Livmor kitchens feature Caesar stone countertops, glass-tile backsplashes, and custom wood cabinetry. Equipped with GE Profile stainless steel appliances and using sophisticated lighting, the kitchens provide bright and efficient working spaces. Whether making family meals or entertaining friends, the spacious kitchens make it easy to create culinary delights.

The bathrooms focus on practical and contemporary style without sacrificing luxury. Imported porcelain and glass tiles, double-deep soaking tubs and frameless glass showers with rain forest heads, create spa-like luxury. Bathroom sinks within a floating cabinet are an extra luxurious touch. Livmor bedrooms have ample storage space and walk-in closets. Club Livmor gives residents an opportunity to entertain in first-class style. With a conference room with multimedia, separate media lounge and catering kitchen, as well as flexible walls which can be used to expand a space,



Club Livmor provides a state-of-the-art setting for entertaining friends or clients. The fitness center has the latest cardio and exercise machines and a yoga studio.

Livmor features a children's playroom and a 3500 square foot furnished, landscaped terrace. The luxury condominium has a 24-hour doorman, concierge service, and on-site valet parking. Most Livmor apartments offer the luxury of private terraces. Residents can enjoy spectacular views of Central Park, George Washington Bridge, and downtown Manhattan or catch a train just steps away from the condominium. The picturesque area with its tree-lined streets is just 10 minutes from Midtown, 15 minutes from LaGuardia Airport, and two blocks away from Morningside Park. Situated in the heart of Harlem, Livmor is near the Apollo Theater, Minton's Jazz Playhouse, and the Studio Museum of Harlem. Perfect for individuals or families, Livmor is close to friendly markets, cosy cafes, trendy shops, and varied schools, as well as Columbia University.

Livmor residents can choose from 16 contemporary style layouts ranging from 1-bedroom condos (808 square feet) to 3-bedroom units (2,104 square feet) to a luxurious penthouse. Sale prices at Livmor begin at \$460,000 for a 1 bed-1 bath luxury condo. A 2 bed-2 bath apartment can range in price from \$635,000 to \$745,000 and a 2 bed-2.5 bath unit sells for \$800,000. A 3 bed-2.5 bath condominium costs between \$980,000 and \$1,210,000. The average cost of a unit is \$581 per square foot. Built by Joy Construction Co. and with development sponsor Livmor Development Corp., the luxury residence, Livmor, qualifies for a 25-year 421a tax abatement.

