

160 LEROY

PENTHOUSE NORTH

5 BEDROOMS
5 BATHROOMS
2 POWDER ROOMS
9 ART WALLS
3 FIREPLACES

TOTAL AREA 7,750 SQUARE FEET/720 SQ M
TOTAL OUTDOOR AREA 5,140 SQUARE FEET/478 SQ M
TOTAL LINEAR FEET OF GLASS 360' 10"
TOTAL LINEAR FEET OF ART WALLS 167' 9"

PUBLIC ROOM ART WALLS

ART 1 17' 6"
ART 2 14' 0"
ART 3 12' 0"
ART 4 16' 10"
ART 5 26' 2"
ART 6 36' 8"
ART 7 12' 10"
ART 8 20' 5"
ART 9 14' 2"

(EXCLUDING BEDROOMS)

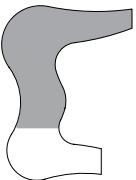
CONCEPTS BY IAN SCHRAGER
DESIGN BY HERZOG & DE MEURON

EXCLUSIVE MARKETING AGENT DOUGLAS ELLIMAN DEVELOPMENT MARKETING

THIS IAN SCHRAGER PROJECT IS BEING CO-DEVELOPED WITH ARES MANAGEMENT LLC, WEINBERG PROPERTIES AND WILLIAM GOTTLIEB REAL ESTATE.

Sponsor reserves the right to make changes in accordance with the offering plan. The complete offering terms are in an offering plan available from the Sponsor. File No. CD15-0182. Sponsor: 160 Leroy LLC, c/o Ian Schrager Company, 818 Greenwich Street New York NY 10014. Property location: 160 Leroy Street, New York, New York 10014. Equal Housing Opportunity.
All dimensions are approximate and subject to normal construction variances and tolerances and any depiction of interior decorations and furnishings are provided for illustrative purposes only and the Unit will be delivered per the offering plan.

PENTHOUSE NORTH



RESIDENCE FEATURES

Building by world-renown Pritzker prize winning architects Herzog & de Meuron

Furniture layouts and custom furniture packages available by world-renowned French designer Christian Liaigre

Private Garden by landscape designer Madison Cox

Custom designed lighting by Arnold Chan

Rare 360 degree views with sweeping views of the Hudson River and Downtown

12' 6" ceilings

Floor-to-ceiling operable, special triple glazed and insulated windows sound rated to 40 DB for 100% exterior noise reduction

12" wide-plank hand selected imported Scandinavian Larch wood floors throughout

Custom solid mahogany entry door with mahogany frame

Private elevator vestibules

Galleries with Hudson River views

Dedicated Service Entrance

Private custom designed elevator

Private Roof Terrace with 360 degree unobstructed panoramic views of the Hudson River and the City with private custom Lap Pool and Summer Kitchen

Double-sided custom steel wood burning fireplace between the Great Room and Family Room

Custom designed wood burning fireplace between the Great Room and Library

Library with simultaneous sweeping views of both East and West

Media Room / Indoor Lounge with Private Garden and North views and Midnight Bar

Outdoor Lounge with expansive 180 degree views North, East and South

Custom designed Bulthaup Social Kitchen with separate Breakfast Area open to Family Room

Custom designed Bulthaup stainless steel and custom matte aluminum Chef's Kitchen featuring steam oven, wine refrigerator, integrated coffee/espresso machine, and optional Bulthaup integrated function elements including spice jars, herb pot holder and cutting board

Custom designed bathrooms with custom finishes and material palette of natural stone and hand selected wood, each bathroom unique from the others

Private Master Bedroom Suite with separate oversized his and her Dressing Rooms, en-suite floor-to-ceiling windowed Master Bathroom, blackened steel wood burning fireplace

Second Bedroom with en-suite bathroom

Third Bedroom with en-suite bathroom

Fourth Bedroom with en-suite bathroom

Fifth Bedroom / Staff Room with en-suite bathroom

Smart Home prewired for AV system, dimming system and motorized shades

AV closet with integrated ventilation for future AV system upgrades

Large laundry Room with Electrolux large capacity washer and dryer and laundry sink

SOCIAL KITCHEN

Hand selected Sivec marble slab countertop and full height Sivec marble slab backsplash (same marble that was used in Ancient Roman times)

Hand selected imported Scandinavian Larch wood wall cabinets with integrated recessed light cove

Kitchen Island in hand selected imported Scandinavian Larch wood with Sivec marble slab cantilevered tabletop

Separate Breakfast Area open to Family Room

Fully integrated 33" wide stainless steel sink
Vola swiveling faucet with pull out hand spray in brushed stainless steel

Recessed pin spot down lights over Kitchen Island

2x Sub-Zero 30" refrigerator/freezer

Wolf 36" oven

Gaggenau 36" cooktop

Recessed stainless steel hood

Sub-Zero 24" full height wine refrigerator

Miele 24" integrated dishwasher with custom larch wood panel

Integrated pull out trash bin with custom larch wood panel

Miele 24" integrated coffee/espresso machine with milk frother

Wolf steam oven

FULL CHEF'S KITCHEN

Custom designed Bulthaup stainless steel and custom matte aluminum Chef's Kitchen

Fully integrated 33" wide stainless steel sink
Vola swiveling faucet with pull out hand spray in brushed stainless steel

Sub-Zero 30" refrigerator

Wolf 36" oven

Gaggenau 36" cooktop

Recessed stainless steel hood

Microwave oven

Miele 24" integrated dishwasher with custom aluminum panel

Optional Bulthaup integrated function elements including spice jars, herb pot holder and cutting board

MEDIA ROOM / INDOOR LOUNGE AND OUTDOOR LOUNGE

North, Private Garden and East views through floor-to-ceiling windows

Full height door opening onto Outdoor Lounge

MASTER BEDROOM SUITE

Unobstructed Hudson River views through floor-to-ceiling windows

Oversized separate his and her Dressing Rooms with multiple oversized closets with custom designed closet doors and walk-in closet

12" wide-plank hand selected imported Scandinavian Larch wood floors

Custom wood burning fireplace

MASTER BATHROOM

Unobstructed East and Private garden views through floor-to-ceiling windows

12" wide-plank hand selected imported Scandinavian Larch wood floors

Custom designed floating Sivec marble double vanity with integrated sinks and custom hand selected imported Scandinavian Larch wood drawers

Custom designed oversized mirrored medicine cabinet with integrated lighting

6' free standing Kaldewei bathtub

Custom designed oversized steam shower with Sivec marble slab floor and walls, steam shower, oversized rain shower head and full height glass door

Private water closet with Sivec marble slab floor and walls, wall mounted Duravit toilet and full height glass door

Brushed stainless steel floor mounted towel bar

Electric floor warming system

Vola fixtures

BEDROOM 2

South view through floor-to-ceiling windows

12" wide-plank hand selected imported Scandinavian Larch wood floors

Built-in closet with custom designed closet doors

Private en-suite bathroom

BATHROOM 2

12" wide-plank hand selected imported Scandinavian Larch wood floors

Custom designed en-suite bathroom with hand selected travertine stone walls and shower

Custom designed travertine stone double vanity with integrated Corian sinks and custom integrated storage

Custom designed over sized mirrored medicine cabinet with integrated lighting

Wall mounted Duravit toilet

Vola fixtures

BEDROOM 3

South view through floor-to-ceiling windows
12" wide-plank hand selected imported Scandinavian Larch wood floors
Built-in closet with custom designed closet doors
Private en-suite bathroom

BATHROOM 3

12" wide-plank hand selected imported Scandinavian Larch wood floors
Custom designed en-suite bathroom with hand selected travertine stone walls and shower
Custom designed travertine stone double vanity with integrated Corian sinks and custom integrated storage
Custom designed over sized mirrored medicine cabinet with integrated lighting
Wall mounted Duravit toilet
Vola fixtures

BEDROOM 4

South view through floor-to-ceiling windows
12" wide-plank hand selected imported Scandinavian Larch wood floors
Built-in closet with custom designed closet doors
Private en-suite bathroom

BATHROOM 4

Custom designed en-suite bathroom with Sivec marble mosaic tiled walls and floor
Custom Corian sink with custom designed vanity with integrated storage
Custom designed mirrored medicine cabinet with integrated lighting
Kaldewei bathtub
Wall mounted Duravit toilet
Vola fixtures

BEDROOM 5 / STAFF ROOM

East view through floor-to-ceiling windows
12" wide-plank hand selected imported Scandinavian Larch wood floors
Built-in closets with custom designed closet doors
Private en-suite bathroom

BATHROOM 5

Custom designed en-suite bathroom with Sivec marble mosaic tiled walls, floor and shower
Custom Corian sink with custom designed vanity with integrated storage
Custom designed mirrored medicine cabinet with integrated lighting
Wall mounted Duravit toilet
Vola fixtures

POWDER ROOM

3 custom designed Powder Rooms located throughout for the Living, Kitchen and Bedroom areas
12" wide-plank hand selected imported Scandinavian Larch wood floors
Custom hand selected imported Scandinavian Larch wood paneling on walls and ceiling
Custom designed floating Sivec marble vanity with integrated sink and light cove
Custom designed mirror with integrated lighting
Wall mounted Duravit toilet
Vola fixtures in unique brushed copper finish

PRIVATE ROOF TERRACE

360 degree unobstructed panoramic views of the Hudson River and the City
Custom designed 27' Lap Pool featuring wading area
Wolf 54" BBQ Grill
Interior Rooftop Lounge with Powder Room and custom designed Bulthaup Summer Kitchen with integrated sink
Sub-Zero 27" refrigerator / freezer
Miele 24" integrated dishwasher with custom larch wood panel