

160 LEROY

NORTH 7B-11B

4 BEDROOMS
4 BATHROOMS
1 POWDER ROOM
8 ART WALLS

TOTAL AREA 2,792 SQUARE FEET/259 SQ M
TOTAL LINEAR FEET OF GLASS 120' 10"
TOTAL LINEAR FEET OF ART WALLS 97' 6"

PUBLIC ROOM ART WALLS

ART 1 9' 0"

ART 2 10' 5"

ART 3 15' 6"

ART 4 6' 2"

ART 5 14' 10"

ART 6 14' 10"

ART 7 7' 3"

ART 8 19' 6"

(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 Schrage Company, 818 Greenwich Street New York NY 10014. Property location: 160 Leroy Street, New York, New York 10014. Equal Housing Opportunity.

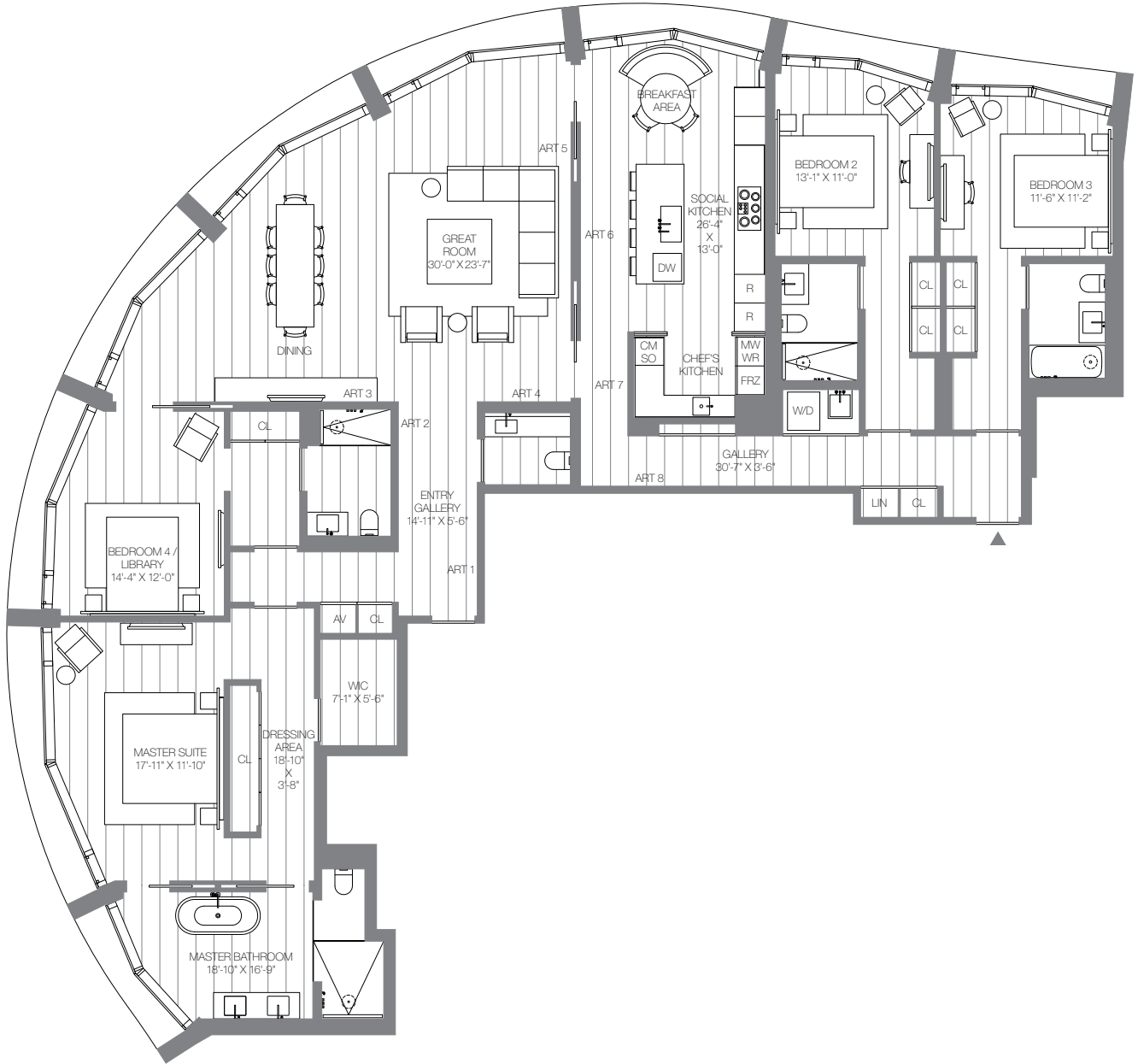
All dimensions are approximate and subject to normal construction variances and tolerances and any depiction of interior decorations and furnishings are provided for illustrative purposes only and the Unit will be delivered per the offering plan.

160 LEROY

NORTH 7B-11B

NORTH VIEW

WEST VIEW
HUDSON RIVER



RESIDENCE FEATURES

Building by world-renowned 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

270 degree Southwest, West and Northwest views of the Hudson River and North views of the City

11' 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

Expansive Entry Gallery with oversized closet with custom designed closet doors

Custom designed Bulthaup Social Kitchen with separate Breakfast Area

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

Full height pocket doors on both sides of the floating wall that separates the Social Kitchen and Great Room

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

Master Bedroom Suite with separate oversized Dressing Area and oversized walk-in closet and en-suite floor-to-ceiling windowed Master Bathroom with oversized shower

Second Bedroom with en-suite bathroom

Third Bedroom with en-suite bathroom

Fourth Bedroom / Library 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

Electrolux large capacity washer and dryer with 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

Fully integrated 33" wide stainless steel sink

Vola swiveling faucet with pull out hand spray in brushed stainless steel

Custom designed light fittings over Kitchen Island

2x Sub-Zero 27" refrigerator

Wolf 36" oven

Gaggenau 36" cooktop

Recessed stainless steel hood

Miele 24" integrated dishwasher with custom larch wood panel

Integrated pull out trash bin with custom larch wood panel

CHEF'S KITCHEN

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

Fully integrated 18" wide stainless steel sink

Swiveling faucet in brushed stainless steel

Sub-Zero 24" freezer

Sub-Zero 24" wine refrigerator

Microwave oven

Wolf 24" integrated coffee/espresso machine with milk frother

Wolf steam oven

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

MASTER BEDROOM SUITE

West and Southwest views of the Hudson River through floor-to-ceiling windows

Full height flush pocket doors for entry to Master Bathroom on both sides of floating wall

Oversized Dressing Area with oversized closets with custom designed closet doors and separate oversized walk-in closet

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

MASTER BATHROOM

Southwest view of the Hudson River 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 shower with Sivec marble slab floor and walls, 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

North 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

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

BEDROOM 3

North 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

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

6' Kaldewei bathtub

Wall mounted Duravit toilet

Vola fixtures

BEDROOM 4 / LIBRARY

West and Northwest views of the Hudson River through floor-to-ceiling windows

Full height pocket door opening to Great Room

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

Built-in closet with custom designed closet doors

Private en-suite bathroom

BATHROOM 4

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 vanity with integrated Corian sink and custom integrated storage

Custom designed mirrored medicine cabinet with integrated lighting

Wall mounted Duravit toilet

Vola fixtures

POWDER ROOM

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