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GETTING FIRED UP

While spring and fall are real estate's high season, winter is an opportune time to buy—and cold weather certainly makes us want to nest. To that end, here are four standout listings, each with at least one working fireplace (yes, that oh-so-common-in-the-suburbs mantel is a big selling feature here in NYC), perfect for cozying up in as the temperature drops.

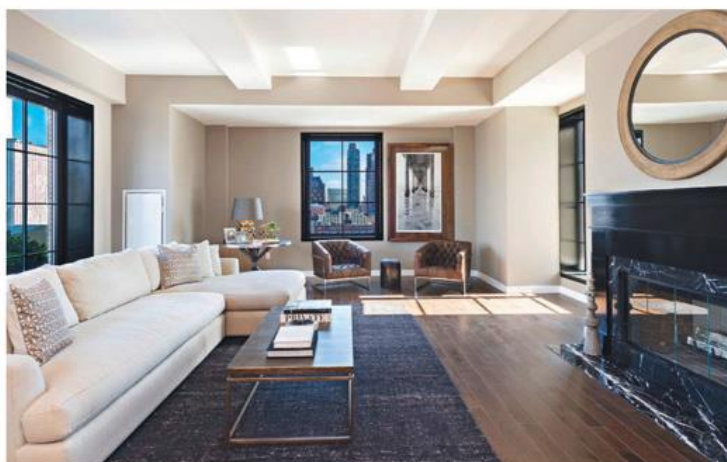
By Shira Levine

STELLA TOWER, 425 W. 50TH ST., PENTHOUSE D

The repurposed art deco Verizon building, designed by famous architect of yore Ralph Walker, has one very special abode that nourishes during harsh winter weather: Penthouse D, a lavish 3,455-square-foot, four-bedroom, 3 1/2-bathroom residence, is the only of Stella Tower's available units to boast its very own fireplace. "It's the ultimate space for winter entertaining," says Sotheby's Chris Poore. "It's easy to imagine a crowd around the dramatic setting of the fireplace." Whether inside by the marble hearth (outfitted with the latest Nest Learning Thermostat, of course) or outside bundled up (though it's up to the owner to outfit the two terraces, totaling 1,074 square feet, with heat lamps), views of the Hudson River and the glittering Manhattan skyline top off this Midtown winter wonderland. *Listed for \$13.995 million, sothebyshomes.com*

140 FRANKLIN ST., PENTHOUSE C

Albert Wagner (architect of the famous Puck Building on Lafayette Street) built this six-story, Romanesque Revival and neo-Romanesque style prewar Tribeca building in 1887 for a wrapping-paper manufacturer. Then, in 2000, the building was converted to unleash 14 large and superprivate lofts, each kitted out with a Swiss-engineered low-profile radiant heating system, Runtal radiators and mahogany



HOT COMMODITIES
Clockwise from top left: A stately dining room in 24 E. 81st St.; the cozy living-room fireplace in 140 Franklin St. is sure to burn away the winter blues; the star of Stella Tower's Penthouse D is the living room's black marble fireplace.



COZY COMFORTS From top: Both the lower terrace (shown here) and upper terrace in Long Island City's 10-40 46th Road Penthouse B have outdoor fireplaces; the unit also features a fireplace in the living room, bringing the total hot spots to three.

wood-frame thermopane windows. But it's Penthouse C's fireplace and skylight combo that steals the show. "You can see the snow falling onto the roof right on top of your head," says Douglas Elliman's Frances Katzen of the 4,000-square-foot, four-bedroom, 4 1/2-bathroom pad. Let it snow, indeed. *Listed for \$18.5 million, elliman.com*

10-40 46TH ROAD, PENTHOUSE B, LONG ISLAND CITY, QUEENS

This stunning 2,415-square-foot, two-bedroom, 3 1/2-bathroom duplex penthouse in Long Island City comes complete with not one, not two, but three fireplaces. The lighter-on-the-wallet (by extreme comparison) lair located across the East River not only has a living room gas hearth but features another out on the private terrace adjacent to the pool and built-in bar area, plus a third nestled within the second-level outdoor terrace. Baby, it's warm outside. *Listed for \$4.998 million, nestseekers.com*



24 E. 81ST ST.

When a 10-bedroom, 17-bathroom residence is working with space just shy of 18,000 square feet (plus 15,000 square feet of unused air rights), a whopping 11 fireplaces could be called essential for keeping things warm. That's the case for this 7 1/2-story limestone mansion on the Upper East Side, first built as a palatial Neo-Renaissance and late Gothic-style single-family home in 1900. It's likely that even the wealthiest of homeowners would cringe at the ConEd bill, so although listed for private residence, the home can be converted into a private club, diplomatic residence, institution or commercial space, thus enabling others to foot some of the upkeep. *Listed for \$50 million, elliman.com* ■