

TOWN

RESIDENTIAL

THE AMERALIS RICHARDSON TEAM LETTER

December Issue



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As the winter chill approaches, New Yorkers will be facing a different type of frosty climate; with the chilly news of the \$10,000 cap on state and local property tax deductions, many New York taxpayers learned, they may be handing over more of their earnings to Uncle Sam. At first glance, it may look like a blow to the New York real estate market. However, with the chilly announcement of the deduction cap, news that is more cordial was also delivered; the *Tax Cuts and Jobs Act*, as it has been named, promises overall decreased taxes for most taxpayers, resulting in job creation, higher wages, and a boosted economy. How will all of this affect New York real estate?

No one knows with any certainty what kind of impact it will have, only that, with the largest change to the U.S. tax code in 30 years, it is bound to have an impact.

What we can say with certainty, November was a positive month in New York real estate! With a total of 126 contracts signed over \$4 million, it signals a break in the high-end markets, ushering in a new market of confidence.

Wishing you and your family a wonderful Holiday Season!

Regards,
John and Blair

SALES HIGHLIGHT

443 Greenwich Street, #3B



Effortlessly combining Old New York charm with meticulous modern finishes, this exquisite three-bedroom, three-and-a-half-bathroom residence in the esteemed 443 Greenwich Street is a rare find in coveted Tribeca.

Offering an expansive 3,454 square feet of lavish living spaces, this fine home is flanked by iconic arched windows to the north and south. Eight-inch, white oak flooring runs underfoot while 11-foot tall ceilings soar overhead accented by original wood beams and pillars. Arrive by private elevator to find a backlit raised panel foyer accented in dramatic red suede, setting the tone for what lies ahead. The massive open great room easily accommodates generous dining and living areas while custom shelving with undermount lighting add storage and beauty. The home is powered by a fully automated Savant system with iPads & Lutron switches throughout the apartment, top of the line sound system, automated window shades & HVAC temperature control. [Read More Here](#)

RENTAL HIGHLIGHT

4 Centre Market Place, #TH



Originally built in the early 1900s for the Weber , this stunning Nolita 25.5ft wide townhome has been meticulously transformed by the infamous Novogratz and measures 5000 sq ft.

Little Italy is a neighborhood in lower Manhattan, New York City, once known for its large population of Italians. Today the neighborhood consists of only a few Italian stores and restaurants. It is bounded on the west by Tribeca and Soho, on the south by Chinatown, on the east by the Bowery and Lower East Side, and on the north by Nolita.

This gut renovated four story home consists of 3 bedrooms, 4 baths, 6 outdoor spaces including a rooftop terrace Jacuzzi, a dine-in wine cellar, sound-proof windows, and its equipped with a Sonos audio system and Nest Thermostat system which can be controlled remotely from anywhere.

The main level boasts 12' ceilings, a large living room and dining area, an open kitchen with stainless steel appliances, and a newly renovated rear courtyard with 120 projection screen and fire pit. [Read More Here](#)

NEIGHBORHOOD SPOTLIGHT

A Midtown Manhattan Holiday



Image Courtesy Jake Rajs

Often broken down into many micro-neighborhoods, Midtown Manhattan from its widest boundaries comprises the area between the Hudson and East Rivers, and from Central Park South down to 14th Street. Though constantly buzzing, this area is never more alive than it is during the holiday season. Below, we've mapped out just how you can maximize this neighborhood's many offerings over the course of the next few exciting weeks.

[Read more here.](#)

FOOD NEWS

Top 5 Standouts of the Season



Image Courtesy 6sqft

There are plenty of ways to get into the holiday spirit, but tasting holiday treats and sweets may just be the best way. Whether it's a meal inside a venue decked out in 15,000 ornaments, a chance to vote for the Best Latke in NYC or a sip of a hot cocoa out of a hug mug, opportunities to indulge abound across New York City. Check out our list of the top five standouts of the season below!

[Read more here.](#)

ARCHITECTURE NEWS

New York City from the Sky

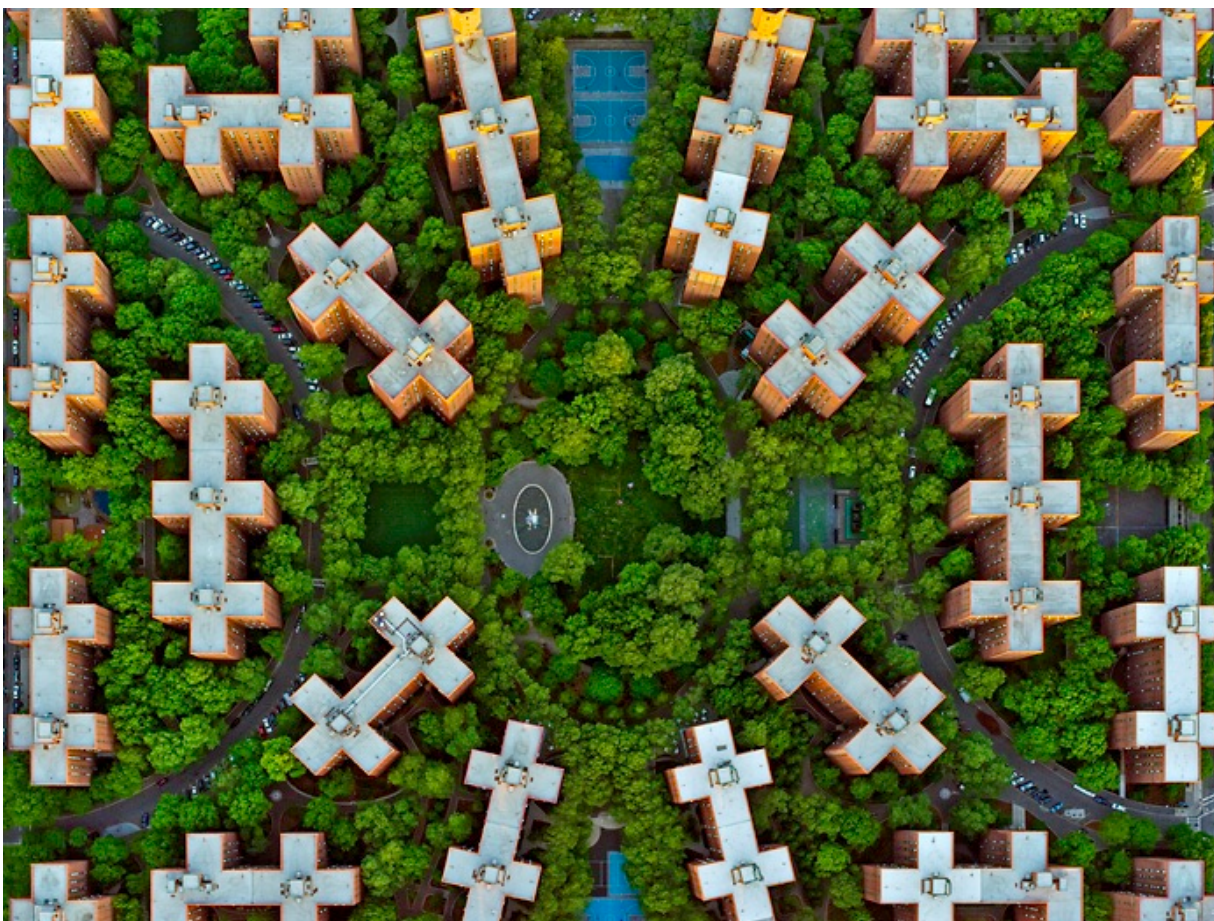


Image Courtesy Jeffrey Milstein

At TOWN Residential, we are big supporters of #LookUpNY, our celebration of those hidden architectural gems that make this city so special, whether atop buildings, written on street signs or inside iconic structures. But for artist Jeffrey Milstein, the sky is just the beginning. Equipped with a pilot license, he leans out of helicopters and trains his camera lens down towards the Concrete Jungle. The awe-inspiring results may just change the way you think about New York City forever. He recently published his work featuring both New York and Los Angeles in *LA NY*. Check out some highlights of his work below!

[Read more here.](#)

MUSIC & THEATER

Holiday Happenings

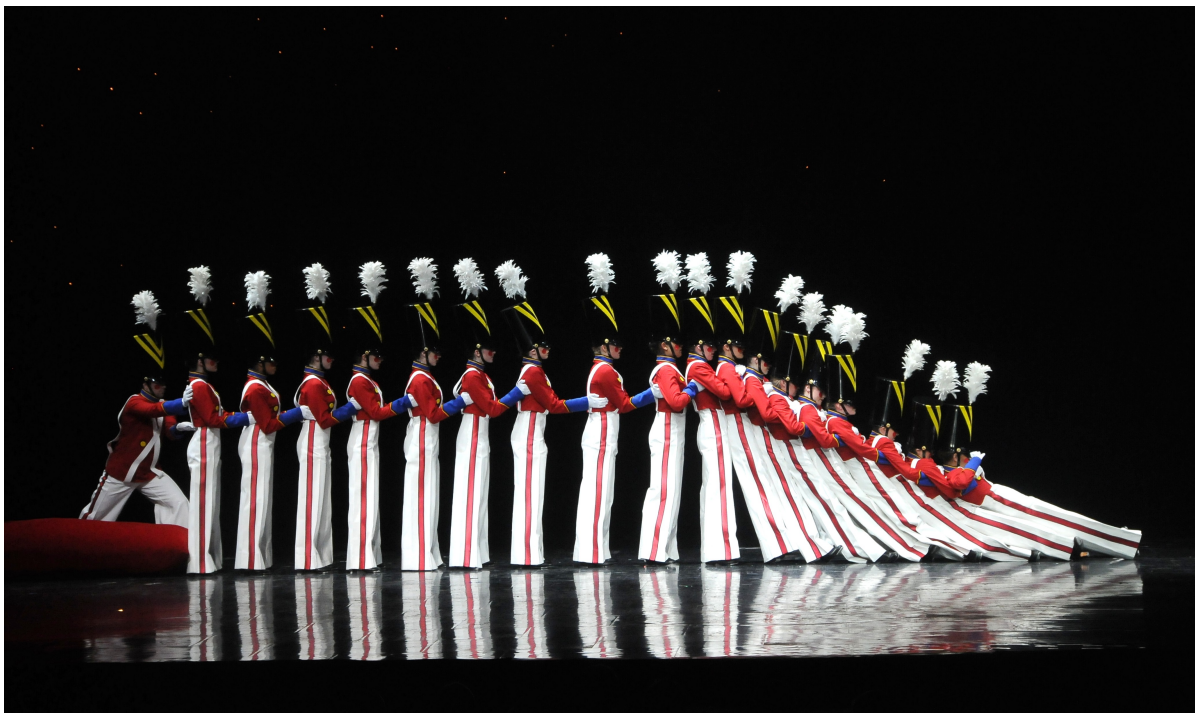


Image Courtesy Karen Rubin via News & Photo Features

Many attest that the holiday season is the best time of year for the family, and a plethora of feel-good musicals and theatrical events throughout the city definitely supports the sentiment. In between your holiday shopping, decorating and baking this season, be sure to pencil in time to witness the splendor of these shows, whether a timeless favorite or a newcomer on the scene!

[Read more here.](#)

HOLIDAYS

Your TOWN Attaché Holiday Gift Guide



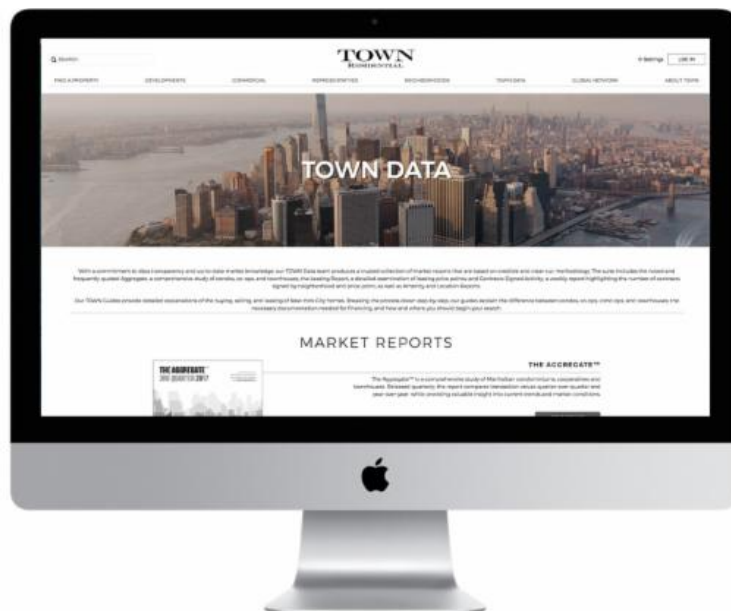
Image Courtesy Luxury Attaché

Create more meaningful memories this holiday season with TOWN Attaché's hand-selected collection of gift inspiration. From special gifting suggestions to once-in-a-lifetime experiences, these fun and unique ideas will make memories for friends and family that last a lifetime, and what better way to celebrate the true joy of the season?

[Read more here.](#)

TOWN DATA

Industry-Leading Market Reports



Our newly imagined world-class website goes hand-in-hand with the opportunity to access our streamlined suite of data reports. Updated quarterly, monthly and weekly, these installments provide the opportunity to stay on top of the New York City real estate market. We encourage you to peruse our various reports, whether you are seeking knowledge in the realm of sales, leasing, new development or beyond.

[Read more here.](#)



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Thanks for reading the December Issue of The Ameralis Richardson Team Letter.

Your loyalty and readership are much appreciated and we look forward to working with you again.

Yours truly,
John & Blair



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