

# 41 | BOND

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## FACT SHEET

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### BUILDING

41 BOND was designed to complement the historic details of Noho, offering modern residences in a private and expansive setting.

Developed by DDG Partners and conceived by DDG Design, 41 Bond consists of spacious full floor and duplex condominium residences. Each residence features abundant natural light and private outdoor space.

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### LOCATION

Bond Street is one of New York's more intimate and storied enclaves. Located in Noho, and bordered by Soho, Nolita, the East Village and Greenwich Village, Bond Street is truly at the center of downtown Manhattan. Noho seamlessly integrates the old and the new in one cohesive neighborhood. Cutting edge modern architecture blends with cast iron and terra cotta from the area's manufacturing era. Central to the post-war arts scene, Noho now accommodates artists and newer residents, all sharing in the neighborhood's hotels, restaurants and boutique shopping.

The result is a diverse neighborhood: close to everything, yet far enough away to provide a quiet and serene enclave within the excitement of downtown.

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## **LOBBY**

- Custom oversized 11' entry door made of antiqued white oak
- Handcrafted bluestone herringbone pattern floor
- 14' ceiling height
- Custom designed bluestone concierge desk and sculpted seating
- Lindsey Adelman hanging light fixture
- 24-7 doorman/concierge, CCTV monitor and card access security system

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## **RESIDENCE FEATURES**

- Direct elevator entry into residence
- 7 ½" wide Austrian oak plank floors
- 11' ceiling heights
- 11' tall Sky-Frame sliding glass doors allow for abundant light and air
- Private outdoor space in each residence with bluestone pavers, white cedar planter boxes, hose bib and landscaping
- Landscaped window boxes in north facing windows featuring integrated irrigation system for easy maintenance
- Three-sided glass fireplace, Carrara marble mantle and custom oversized mirror
- Custom milled wainscot detailing throughout living spaces
- Custom interior doors with Omnia brushed stainless and polished chrome door hardware
- Radiant heated floors
- High performance Daikin heating and cooling system for individual year-round climate control
- Multi zone heating and cooling for personalized comfort
- Wet bar with Absolute black granite counter top, ULine combination refrigerator/freezer with ice maker
- Fully vented LG washer and dryer
- All fixtures are polished chrome
- Wired for complete home automation

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## **CUSTOM KITCHEN**

- Chef's kitchen with separate pantry
- Carrara marble countertops and Ann Sacks Carrara marble backsplash
- Artisan cabinets featuring solid wood frame with lacquer panels
- Mila stainless steel undermount sink and Insinkerator Evolution disposal
- Fully integrated 36" Gaggenau refrigerator, freezer and ice maker
- Wolf 36" six-burner dual-fuel range with concealed fully vented Miele hood
- Fully integrated Miele dishwasher and Sharp drawer microwave
- Dornbracht TARA fixtures in chrome finish
- Recessed halogen ceiling lights and under-cabinet recessed task lighting

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## **MASTER BATHROOM**

- Carrara marble slabs with Ann Sacks Carrara marble herringbone details on walls and floor
- Custom Pietra Cardosa vanity, integrated Kohler Kathryn sink
- Wetstyle BBE free standing soaking tub
- Glass enclosed oversized walk in shower, Dornbracht wall mounted rain head with thermostatic controls, hand shower and white Carrara marble niche detail
- Dornbracht TARA fixtures in a chrome finish
- Private water closet room, floor mounted Toto Carolina II one-piece water closet
- Floating custom medicine cabinet with oversized wall mounted mirror
- Flos wall sconces and recessed halogen downlighting

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## **SECONDARY BATHROOM**

- Custom herringbone pattern polished bluestone tile floor
- 2" x 8" white gloss wall tiles
- Duravit Scola white gloss sink, Hansgrohe Axor fixtures in a chrome finish
- Duravit D-Code bath with white Corian Carrara tub deck and Dornbracht TARA fixtures in a chrome finish
- Floor mounted White Toto Carolina II one-piece water closet
- Robern mirrored medicine cabinet
- Artemide ceiling light
- Recessed halogen down lighting

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## **POWDER ROOM**

- 7 ½" wide Austrian oak plank floors
- Custom vanity with seamlessly integrated marble surface, and Dornbracht LULU sink fixtures in chrome finish
- Floor-mounted white Toto Carolina II one-piece water closet
- Recessed and concealed lighting
- Recessed halogen downlighting

## **TEAM**

Design Architect: DDG Design

Interior Design: DDG Design

Exclusive Marketing and Sales Agent: Corcoran Sunshine Marketing Group

Photography: Francis Dzikowski

Public Relations: M18 Co

## **MODEL RESIDENCE**

Interior Design: DDG Design with Dufner Heighes

Furniture: BDDW

Lighting: Lindsey Adelman Studio

Art: Mixed Greens

## **PRICING**

See availability list for pricing details. 41 BOND offers a 421-a tax abatement

## **CONTACT**

Please visit our website at [41Bond.com](http://41Bond.com)

To schedule an appointment or visit our on-site residence please contact

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