

CHELSEA GEM

Wonder Works' unique six-story townhouse is a perfect jewel in the best location in town.

Say you could live anywhere in your beloved Manhattan, where would it be?

The Upper East Side has been your stomping ground, but it's a tad pristine and buttoned-up and that is just not your scene anymore. You want something more edgy and eclectic. Take Chelsea, for instance: it's nice, bohemian, and creative. But there's never anything on the market, you moan, and when you have a growing family, loft living is not really that feasible.

We hear you.

But imagine a 25' wide five-story townhouse with a rooftop terrace snuggled in the midst of this wonderful hood with all that vibrant nightlife and some of the best schools around; a quick walk from Chelsea Market, the foodie Meatpacking district, and the High Line. We bet that's got you excited, right?

For a worldly, well-traveled, educated individual like yourself who respects great design and architecture, we know the perfect 11,900 square feet of indoor and 2,000 square feet of outdoor space for you to put your stamp on: 357 West 17th Street – a single family home on five floors, plus a cellar and rooftop terrace. It's a home with all the amenities of ultra luxury condo living. Wow, indeed!



ENTRY HALLWAY



POWDER ROOM

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Wonder Works' unique six-story townhouse is a perfect jewel in the best location in town.

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Power broker Ryan Serhant shares his vision and path to success.

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Oceanbleau is a tranquil sanctuary far from the hustle and bustle.



AT HOME

HALLWAY

OK, right now let's say it's yours, and we invite you to go there in your mind's eye. As you drive up to the architecturally-striking townhouse, you admire the elegant frontage. Architects Lisa Chow and Jason Allen from Workshop Design + Architecture, PLLC were in charge of the overall space planning and façade design, and you love their hip taste with those Italian awning windows and glass-fiber reinforced concrete.

You drive into your garage with a big smirk on your dial, knowing you have the ultimate New York luxury – private parking! As you get out, you nip down to the cellar and grab a couple of bottles of that cheeky Australian Riesling. Just the thing to impress for tonight's dinner party.

As you pass the pool,

you wonder if there's time for a dip and spa before you're needed in the kitchen. Maybe later. Perhaps if everyone's in the mood after dinner, you could all watch a movie in the home-theater, that is, if the kids haven't bagged it first. (Which reminds you: you must watch that last episode of Mad

Men.) You glance into the fitness room to see if the significant other is doing Pilates.

Moving up to the entrance hall, the sense of space hits you with the 15-foot ceilings. Pristine yet lofty. It's a cool touch that you can see your automobile – makes you feel mighty to glimpse your cars from above.



SPA

This space inspires you.

The materials are subdued and comforting – beiges and blues, alongside beautiful water features. It's tranquil. You like to not feel as if you're in an art gallery. Modern design can feel harsh, but this one manages to be homely.

You mentally thank Interior Designer Andres Escobar of Andres Escobar & Associates for his genius eye in creating a sense of calm in a busy family home. With five bedrooms, and 11 bathrooms, you all have enough space not to get on each other's nerves.



MASTER BATHROOM



KITCHEN

You go up to the spacious, state-of-the-art chef's kitchen.

Here, the materials are bold. It is like walking into a well-appointed first class lounge, you think. The custom Italian kitchen includes Gaggenau and Miele appliances and dark Emperador stone countertops, which you adore.

Moving upstairs

to the formal dining room, you admire the cabinetry with its Macassar Ebony finish, made for entertaining. You love the fact that you can take your own contemporary elevator to every floor (if you and your guests don't want to walk up the chic staircase) – such a good party piece.

You continue up the staircase

past the library and bedrooms, noting that Italian furnishings and fabrics lend such a warm feel, and into the master bedroom that fills an entire floor: a pin-drop quiet oasis with huge windows. The luxurious bathroom – grandiose is the right word – has a deep tub where you get your best ideas.



DINING ROOM



LIBRARY

Crowning it off is your special rooftop, which has witnessed the hippest of parties. You never tire of that extraordinary panorama, and right now, it's the perfect place to reflect on your good fortune with this perfect home.

Now, how to make this reverie a reality when it's so hard to find such a jewel in highly-coveted Chelsea. A little bird told us 357 West 17th Street, co-developed by Wonder Works Construction and Girona Ventures, aims to set a record in its price listing. So, you'd better move fast if you want to claim your territory.