

# MANN REPORT

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## Six Spring-Time Amenities That Will Get You Up and Out Into the Sun



The view from 60 East End Avenue, courtesy of Evelyn Katz and Margo Mohr, Fox Residential Group

While fireplaces were the amenity of choice for winter months, as we begin packing away our parkas and ski equipment, thoughts turn towards spring and a new set of amenities that are sure to dominate the wish lists of homebuyers across New York City.

The city's top real estate professionals identify the following six spring-time amenities. Each perfectly pairs with blossoming daydreams of winding bike rides, backyard barbeques, al fresco dining, and three-point jump shots.

### **Roof Decks and Terraces**

Whether private to a residence or crowning a building for all to enjoy, terraces and roof decks are the ultimate escape from the hustle and bustle of city life below. From lazy lounging to get a chapter ahead on your summer read, to enjoying a sunset prosecco with friends, these out door spaces allow us to expand our living and entertaining space in a sought-after way. Features often include cozy furniture and communal dining areas, reflecting pools and outdoor showers, gardens and even a place for Rover to roam – all accompanied by picture-perfect views. Among our favs is Apartment 7A at 63 West 17th Street, which offers both a north- and south-facing private planted terrace.

### **Bike Storage**

Spring is the perfect time for long bike rides to explore the city's rambling river fronts, iconic parks, and hidden gems. Buildings that offer bike storage ensure that your bicycle is always within reach without taking up coveted square feet within your home. And when, like at **60 East End Avenue**, you match that convenience with close proximity to a park and promenade, you have a winning combination that can't be beat!

### **Home Theaters**

From Carl Schurz Park to Prospect Park, the warm weather brings an upcoming season of opportunities to catch a favorite film under the stars. But when April showers are the precursor to May flowers, building and private home theatres like the one found at 12 East 69th Street are the perfect place to enjoy an old classic or the season's buzz-worthy Rom-Com. Equipped with the latest in technology to provide a high-quality video and immersive audio experience, you just need to grab some popcorn and get ready to watch the day away.

### **Backyards**

Often thought of as a suburban amenity, there are buildings and homes throughout the city that offer private backyards complete with green grass, planted gardens, and grills to gather around. These tucked away treasures, like the beautiful garden found at **13 West 121st Street** in Harlem's Mount Morris Historic District, will be the envy of all your friends.

### **Sports Courts**

In-building gyms and sport courts, like the one found at The Edge at 22 North 6th Street, are the perfect place to stay in shape and work on that free-throw all year round. Facilities often include the latest in stationary bikes, gym equipment, yoga rooms, golf simulators, and half- and full-court basketball. So before you head out to the local court for a game of pick-up, invite your crew over for a few warm-up shots.

### **Outdoor play space**

Outdoor play spaces are the amenity of choice of both children and parents alike. After a winter of indoor play, take advantage of buildings such as 360 East 88th Street that have outdoor playgrounds where the kids can jump, play, and climb the winter blues away.

The backyard of 13 West 121st Street, photo courtesy of Stephanie Kanner, Fox Residential

