

# The New York Condo Blog

## The Dillon introduces The Townhouses on West 53rd Street

*One-of-a-kind homes offer the ultimate in Manhattan living: three stories, fenced backyards, and private pull-up parking...all with condominium services*

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**The Dillon** has officially launched **The Townhouses on West 53rd Street**, a collection of nine triplex homes with expansive layouts, private backyards, and 24 hour condominium amenities. Exceptionally rare in Manhattan, each Townhouse includes a private indoor pull-up parking space directly accessible through the lower level media room.

The New York-based design firm Haus Interior modeled Townhouse 413, a sprawling 2,771 square foot, 4 bedroom, 4.5 bath triplex with a lush and private yard priced at \$4.15 million. Of the nine homes, one has already sold prior to completion and public launch.



The Townhouses were unveiled in November at a grand opening bash with HGTV and BMW of Manhattan. More than 300 guests turned out, as real estate professionals rubbed shoulders with designers and BMW customers. BMW staged the Townhouse parking area with their latest vehicles, including the 6 Series convertible, X6 and 7 Series sedan. Cameras were rolling all night for a new HGTV reality show called "Real Designing Women," airing in 2012, which stars Haus Interior and focuses on their work at **The Dillon**.

Guests toured the newly completed amenities, also designed by Haus Interior. Dramatic and modern, the amenity spaces are inspired by The Dillon's pleated glass façade and AIA award-winning architecture. The Resident's Lounge, Private Dining Room with catering kitchen, Garden Plaza, Children's Playroom, and Fitness Center are outfitted with a mix of contemporary and vintage furniture.



**The Townhouses on West 53rd Street** are priced from \$3.165 million, including parking. Square footage ranges from 2,210 to 2,770 and ceiling heights soar up to 13 feet. Each home has expansive outdoor space. Owners can enter their homes from a private entry court, through the condominium lobby, or from their private parking space.

*“The Dillon’s Townhouses are unique to the Manhattan market. They offer the space and privacy of townhouse living, coupled with the convenience of condo living,”* says Louis Greco, Principal at SDS Procida who is developing the property. Greco continues, *“We’ve already sold one pre-completion, and the interest level has been phenomenal since the model made its debut last week. I’m confident the rest will sell quickly.”*

Townhouse design elements include wide-plank oak hardwood floors, custom staircases, and oversized windows. Kitchens are outfitted with white quartz countertops and top-of-the-line appliances by Miele, Liebherr and Marvel.



Enormous five fixture master baths have Thassos marble flooring and mosaic tile walls with undermounted MTI whirlpool tubs. No detail has been overlooked, down to the bedroom-level laundry rooms and thermostatically-controlled heat and air conditioning systems with perimeter high performance hot water baseboard heat.

The Dillon is now 60% sold and Fannie Mae approved, with a 421a tax abatement in place. 3 bedroom duplexes and penthouses are priced from \$1.865 million, and only 3 studios remain, priced from \$595,000. **Corcoran Sunshine Marketing Group** is the exclusive marketing and sales agent.

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