

New York family

IN THE
neighborhood

Dream Homes

**This Month's Featured Building Offers A Serene Setting
And A Dose Of History In Family-Friendly Chelsea**

CHELSEA ENCLAVE

There are few places in Manhattan that offer a lush, green escape from bustling city life. Chelsea Enclave, a new, luxury residential building between 20th and 21st Streets on Ninth Avenue, does exactly that. Set amid the grounds of The General Theological Seminary, the oldest seminary of the Episcopal Church in the United States, it overlooks The Close—a serene stretch of lawns, gardens, and trees little known to most New Yorkers.

"This is such a unique location in the city, I really don't think there is any place like it," says Dan Brodsky, managing partner with The Brodsky Organization, the developer of the Chelsea Enclave.

The Brodsky Organization leased the land for Chelsea Enclave from the seminary, a deal that included also building it a new office building and a library (which will be located on the Chelsea Enclave's ground floor). "We have done a lot of development working with not-for-profit organizations, and we feel we are very good at that," says Brodsky.

The Brodsky Organization took strides to ensure that Chelsea Enclave blends well with the seminary's existing Gothic Revival structures. As a result, the building is just seven stories and boasts a textured brick façade interspersed



with glass panels. The 53 residences include 1-, 2-, 3-, and 4-bedrooms and penthouses, all of which provide spacious layouts and striking interior design touches that combine high-end material with a subtle color palette.

A big draw for families is the on-site apple seeds, the popular children's play space originally based in the Flatiron District. There's also a private roof lounge replete with a children's play area, a sundeck with a built-in grill, and, of course, the grounds of The Close. The building also has a 24-hour concierge, a fitness center, a live-in superintendent, private storage, and on-site parking. A tennis court and day care center operated by the seminary are also available to Chelsea Enclave residents.

Located near Hudson River Park, the High Line, Chelsea Piers, and the community-minded neighborhood of Chelsea with its boutiques, restaurants, cafes and bakeries, Chelsea Enclave offers a setting that families can appreciate. "I have three children that are grown up and, as a parent, I think that to be able to live in New York City in a very peaceful, quiet, pedestrian type of neighborhood is really very special," says Brodsky.

—Leah Black



Address: 177 Ninth Avenue | Prices: Start at \$1,325,000 | Developer: The Brodsky Organization | Architect: Polshek Partnership Architects |
Interiors: Alan Wanzelberg Architect | Sales Gallery: 212-647-0077 | Website: chelseanclave.com