

GRACIE GREEN
427 EAST 90

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427 EAST 90TH STREET
NEW YORK, NY 10128
427E90.COM

Timeless Design Built to Last

Inspired by the majestic prewar buildings dotting the nearby streets, Gracie Green at 427 East 90th Street is designed to contextually blend with in its tree-lined street with a welcoming sleek aesthetic, using old world materials with a fresh perspective.

LOBBY

- Elegant, modern sun-filled arrival
- A distinct mixture of materials including terrazzo with brass inlays and white oak paneling
- Custom marble front desk

BUILDING AMENITIES

- Part-time attended lobby with doorman from 8am to 10pm Monday through Saturday, and 9am to 9pm on Sunday
- Virtual doorman
- Dedicated mailboxes
- Package storage room
- Fitness studio
- Children's playroom with a collection of books and toys
- Furnished rooftop lounge
- Secured private storage*
- Bicycle room
- Pet grooming room
- Laundry room with high capacity units

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RESIDENCES

- One, two and three bedroom residences
- One flex three bedroom duplex residence with a private garden
- 9'-6" ceiling heights with prewiring for in-ceiling speakers
- Energy efficient LED lighting prewired for home automation system
- Mitsubishi heating and cooling system
- 5" white oak hardwood flooring throughout
- High performance, thermally broken casement windows with energy efficient, low-E coated glazing
- Oversized inswing French casement windows with glass balustrade
- All windows are prewired for motorized shades
- 8'-0" tall, solid core, interior wood doors
- Prewired for Spectrum and Verizon Fios cable, telephone and data
- Dedicated laundry closet with high-efficiency washer and dryer by Bosch

KITCHENS

- Honed Montclair Danby marble countertop and backsplash
- Custom white lacquer kitchen cabinetry with integrated LED lighting
- Stainless steel undermount sink
- Polished chrome faucet with integral hand spray
- 30" fully integrated Subzero refrigerator and freezer
- 30" Wolf gas range
- 30" Faber recirculating range hood
- 24" fully integrated Miele dishwasher
- 24" Summit wine refrigerator**

PRIMARY BATHROOMS

- Matte Brecia White Marmorea walls and floor with honed pencil edge wainscot detailing
- Radiant heated floors
- Wall-hung double vanity with honed Blanco Zeus Silestone countertop and glazed porcelain sinks
- Mirrored medicine cabinets
- Soaking tub with honed Blanco Zeus Silestone custom surround or glass enclosed walk-in shower
- Polished chrome fixtures and accessories
- High efficiency, wall-hung toilet

SECOND BATHROOMS

- Matte Brecia White Marmorea walls and floor with pencil edge wainscot detailing
- Wall-hung vanity with honed Blanco Zeus Silestone countertop and glazed porcelain sink
- Mirrored medicine cabinet
- Soaking tub with honed Blanco Zeus Silestone custom surround or glass enclosed walk-in shower
- Polished chrome fixtures and accessories
- High efficiency, wall-hung toilet

POWDER ROOMS

- Pencil edge wainscot detailing
- Honed Blanco Zeus Silestone countertop
- Kohler sink and polished chrome, wall mounted faucet
- Mirror with blackened steel frame
- High efficiency, wall-hung toilet

* Available for Purchase
** Select residences

The complete offering terms are in an offering plan available Sponsor, File No. CD18-0286, Sponsor, 427 E 90 Owner LLC, c/o Minrav Development, 540 Madison Avenue, New York, NY 10022. Plans, specifications, and materials may vary due to construction, field conditions, requirements, and availabilities. Sponsor reserves the right to make changes in accordance with the offering plan. Though information is believed to be correct, it is presented subject to errors, omissions, changes and withdrawal without notice. Prospective purchasers are advised to review the complete terms of the offering plan for further detail as to the type, quality, and quantity of materials, appliances, equipment, and fixtures to be included in the units, amenity areas and common area of the condominium. Equal Housing Opportunity.

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PENTHOUSES

- Three to four-bedroom full-floor penthouse residences
- Each penthouse offers between 341 exterior SF to 1,192 exterior SF of private outdoor space
- Secure keyed elevator access
- 9'-6" ceiling heights with prewiring for in-ceiling speakers
- Energy efficient LED lighting prewired for home automation system
- Mitsubishi heating and cooling system
- 400 year old, reclaimed, first growth long leaf pine hardwood flooring
- High performance, thermally broken casement windows with energy efficient, low-E coated glazing
- Oversized inswing French casement windows with glass balustrade
- All windows are prewired for motorized shades
- 8'-0" tall, solid core, interior wood doors
- Prewired for Spectrum and Verizon Fios cable, telephone and data
- Dedicated laundry closet with high-efficiency washer and dryer by Bosch

KITCHENS

- Honed Montclair Danby marble countertop and backsplash
- Custom white lacquer kitchen cabinetry with integrated LED lighting
- Stainless steel undermount sink
- Polished chrome faucet with integral hand spray
- 36" fully integrated Subzero refrigerator and freezer
- 30" Wolf gas range
- 36" Faber recirculating range hood
- 24" fully integrated Miele dishwasher
- 24" Summit wine refrigerator

PRIMARY SUITES

- Each Penthouse Primary Suite includes a secluded private terrace with water views off of the bedroom
- A walk-in closet with an adjacent hanging closet is optimally situated between the bedroom and Primary Bathroom
- The Primary Bathrooms are classically designed with:
 - Matte Brecia White Marmorea walls and floor with honed pencil edge wainscot detailing
 - Radiant heated floors
 - Wall-hung double vanity with honed Blanco Zeus Silestone countertop and glazed porcelain sinks
 - Mirrored medicine cabinets
 - Soaking tub with honed Blanco Zeus Silestone custom surround or glass enclosed walk-in shower
 - Polished chrome fixtures and accessories
 - High efficiency, wall-hung toilet

SECONDARY BATHS

- Matte Brecia White Marmorea walls and floor with pencil edge wainscot detailing
- Wall-hung vanity with honed Blanco Zeus Silestone countertop and glazed porcelain sink
- Mirrored medicine cabinet
- Soaking tub with honed Blanco Zeus Silestone custom surround or glass enclosed walk-in shower
- Polished chrome fixtures and accessories
- High efficiency, wall-hung toilet

POWDER ROOMS

- Pencil edge wainscot detailing
- Honed Blanco Zeus Silestone countertop
- Kohler sink and polished chrome, wall mounted faucet
- Mirror with blackened steel frame
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