



# A RESIDENCE WITH TIMELESS AESTHETIC

**1045 PARK AVENUE** offers an all new (2017) sprawling and sun-filled residence that has undergone a complete, extensive renovation of the highest caliber by renowned classic architect John B. Murray. Mr. Murray's focus during the renovation was to bring in light and create long views, which were two of the most powerful architectural concepts brought to this Park Avenue apartment. To do this, he created an enfilade, an alignment of doors along the windows, so that there is a dynamic sharing of light and connectivity of spaces from the dining room to the living room and beyond to the library. Exploring the possibility of additional height in each of the doorways was another critical architectural move for Mr. Murray. All primary doorways were lifted to seven feet and 10 inches for a gracious and elegant sense of drama.

Mr. Murray renovated every aspect of this now-exquisite home. The newly reconfigured gallery with coved ceilings leads to the expansive living room with a wood-burning fireplace and oversized windows overlooking Park Avenue. This home epitomizes gracious entertaining. The living room opens to both the formal dining room through a five-foot sliding door and to the corner library/media room. The library is enhanced with a custom designed bookcase on three walls with integrated cabinets housing a hydraulic TV conveniently hidden in the in the

window sill. The library affords added privacy with sliding doors opening to the bedroom wing.

The bedroom hall includes a powder room with custom wallpaper by Phillip Jeffries. The master suite overlooks Park Avenue and has been enlarged to include abundant additional storage and a walk-in closet. The master bathroom is spa-like with a rain shower, a hand shower, and Thassos and Crema Marfill marble floor tiles. All fixtures in the master bathroom are by Waterworks. The second bedroom, also overlooking Park Avenue, is designed with two new custom closets and has an en-suite bathroom accented with Carrara marble tile, a Kalista tub and Waterworks fixtures.

The new chef's kitchen and butler's pantry showcase locally quarried Vermont Danby marble countertops and backsplash along with new herringbone hardwood flooring. The appliances, including washer and dryer, are Miele with a Sub-Zero under-counter refrigerator and freezer. Nearby is a third bedroom with custom built stacked beds, a desk, and an en-suite full bath. Custom furnishings are also available for purchase. ♦

*For more information on this Sotheby's International Realty listing, call Nikki Field at 212.606.7669, Kevin B. Brown at 917.886.8850, or Amanda Jordan at 917.658.7078.*

*This page, clockwise from above: The graceful master bedroom suite that overlooks Park Avenue; the apartment's sophisticated living room features a wood-burning fireplace and the oversized windows capture the light and drama of Park Avenue; the bedroom hall with custom wallpaper by Phillip Jeffries. Opposite page: The 1045 Park Avenue, #14B listing, which reflects a commitment to a timeless aesthetic, was designed by architect John B. Murray and underwent a complete renovation in 2017. Pictured here is the residence's elegant dining room that opens to the living room and butler's pantry.*

