THE BUILDING

77 Charlton Street is a new-development, full-service condominium offering a comprehensive suite of amenities designed to elevate daily living.

- 24-hour attended lobby
- Indoor swimming pool
- State-of-the-art fitness center
- Spa facilities with sauna and steam rooms
- Residents' lounge and entertaining spaces
- Landscaped outdoor terraces
- Children's play areas
- Private dining and co-working spaces

Every amenity feels thoughtfully curated, extending the living experience far beyond the residence itself.

THE LOCATION

Ideally positioned at the intersection of SoHo, Hudson Square, and the West Village, 77 Charlton Street places downtown Manhattan's finest dining, shopping, culture, and waterfront parks just moments away.

This is downtown living at its most refined—connected, convenient, and quietly sophisticated.

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PRIVATE SHOWINGS AVAILABLE

77 CHARLTON STREET

RESIDENCE N12A | NEW YORK, NEW YORK

A Rare Downtown Residence of Light, Space & Refinement

77CHARLTONLIVING.COM

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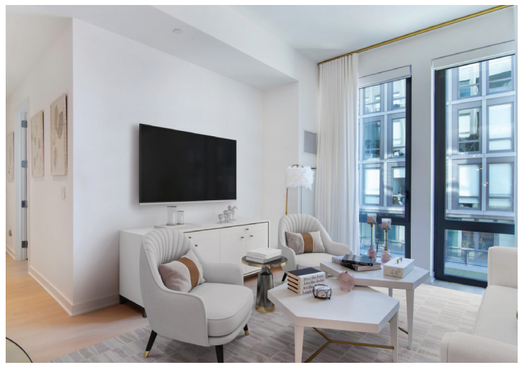

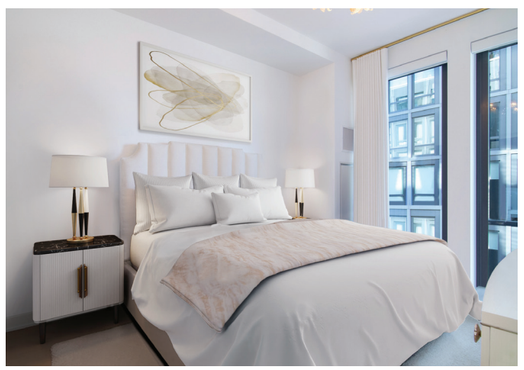

THE RESIDENCE

Perfectly proportioned and impeccably finished, Residence N12A, approximately 1,400-square-foot, two-bedroom, two-and-a-half-bath residence offers the scale and presence typically reserved for larger homes. Triple-mint throughout, the home has been thoughtfully upgraded beyond the original new-development offering, resulting in a truly bespoke living experience.

With 12-foot ceilings and expansive floor-to-ceiling windows, natural light pours into the home throughout the day, creating an atmosphere that is both airy and serene. Every space feels open, elevated, and intentionally designed.

The layout flows effortlessly, offering generous entertaining spaces, excellent bedroom separation, and abundant storage—an increasingly rare combination in downtown Manhattan.

THE KITCHEN

The kitchen is a defining feature of the home—exceptionally large for a two-bedroom residence, rivaling the scale and functionality typically found in three-bedroom layouts.

An extra-long island with seating for four anchors the space, making it ideal for both everyday living and entertaining. Premium integrated appliances, sleek custom cabinetry, and refined stone surfaces are complemented by a custom designer light fixture above the island, adding warmth and visual interest.

This is a kitchen designed not only to impress, but to be lived in—beautifully and comfortably.

LIGHT & SPACE

Light defines this residence. Oversized windows frame open city views and allow sunlight to move through the home throughout the day. Combined with 12-foot ceiling heights, the result is a space that feels expansive, sophisticated, and effortlessly elegant.

The living and dining areas offer remarkable flexibility, easily accommodating both intimate gatherings and larger-scale entertaining. Bedrooms are generously sized, with the primary suite serving as a private retreat, complete with a spa-like bath and exceptional storage.

TASTEFUL UPGRADES & ENHANCEMENTS

This residence has been carefully refined with a series of custom upgrades, elevating it well beyond the standard new-development offering:

- All-new custom California Closets throughout
- Custom motorized shades and drapery
- Custom designer light fixture over the kitchen island
- Custom dining area light fixture
- Drop ceilings in both bedrooms, prepped for ceiling-mounted light fixtures
- Additional cabinetry in both bathrooms for enhanced storage
- Custom glass shower door in the guest bathroom
- Dimmer switches throughout the residence
- Custom laundry storage with additional shelving
- Extra-long kitchen island with seating for four, sized for a three-bedroom kitchen layout
- 12-foot ceiling heights throughout
- Two-zone HVAC system with smart thermostat controls

Each upgrade was selected with restraint and intention, enhancing both form and function while preserving the clean, modern aesthetic of the home.