

BECKFORD HOUSE



“A building is the story of the people
who inhabit it. The role of the
architect is simply to give them the space
in which to live that story out.”

WILLIAM SOFIELD

Welcome to Beckford House & Tower, a breathtaking collection of one to six bedroom condominium residences that bring exceptional elegance to the Upper East Side.

Located on 80th and 81st Streets, award-winning design firm Studio Sofield has created two gracious, complementary residential buildings offering a compelling blend of the classical and the contemporary to this most historic of city neighborhoods, transforming this enclave for years to come. Each residence is a celebration of craftsmanship, grand spaces and exquisite detailing with a curated selection of amenities that enhances every lifestyle.

Sales Gallery 1523 Second Avenue New York NY 10075
Tel 212 535 8081 info@beckfordresidences.com
beckfordresidences.com

301 EAST 81ST STREET

BECKFORD

HOUSE

FAÇADE AND ENTRANCE

- Classical masonry façade composed of hand-carved, hand-laid variegated Indiana Limestone by *Vermont Stone Art* and custom blend grey brick
- Exquisite design details by *Studio Sofield*, including a hand-carved stone medallion above the entry, decorative brick and stone quoining, Juliet balconies, intricate ironwork, and gracious setback private terraces at the crown
- Discreet, canopied entrance on East 81st Street with entry vestibule, glass doors with ornamental metal framing, hand-painted at the exterior and an antique pewter finish at the interior with an Indiana Limestone trim
- Twin globe pendants flanking the entrance, designed by *Studio Sofield* and fabricated by *Remains Lighting*

LOBBY AND RECEPTION

- Distinguished lobby palette featuring Tennessee Marble Quaker Grey flooring in a honed Fleuri-Cut finish, oversized honed Etruscan Rose Stone base and trim detailing, specialty wall coverings by *Ann McGuire Studio* and antique mirrors
- Walnut concierge desk custom-designed by *Studio Sofield*
- Elegant sitting room featuring Indiana Limestone, hand-rubbed lacquer painted walls and ceiling with translucent backlit white glass paneling
- Grand reception room and lounge with dining room and wet bar, featuring a fireplace from England, hand-rubbed lacquer millwork paneling, and bespoke furnishings by *Studio Sofield*

RESIDENCES

- One to three residences per floor for private elevated living, including five full-floor residences and a crowning duplex penthouse
- Custom-paneled, solid core entry doors in a high-gloss black enamel finish
- Ceiling heights ranging from 9'-0" to 11'-1"
- Custom millwork and interior details throughout by *Studio Sofield*
- Rift and quarter-sawn 4" white oak flooring with herringbone pattern in principal living spaces
- Four-pipe fan coil HVAC system with zoned climate control for year-round comfort and flexibility
- Energy Star™ qualified LG washer and LG ventless electrical dryer; vented gas dryers in select residences
- Laundry rooms with side-by-side washer dryers and utility sink in select residences
- Juliet balconies and setback private terraces in select residences

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KITCHENS

- *Christopher Peacock* millwork cabinetry in a hand-painted Bunny Gray finish
- Honed Statuary marble slab countertop and backsplash
- *Sub-Zero* stainless steel refrigerator and freezer
- *Sub-Zero* undercounter wine refrigerator; full-height in select residences
- *Sub-Zero* fully-integrated undercounter refrigerator drawer in select residences
- *Wolf* stainless steel dual fuel six-burner range and fully-vented hood
- *Wolf* wall oven in select residences
- *Wolf* drop-down door microwave oven
- *Miele* fully-integrated dishwasher; double dishwashers in select residences
- *Dornbracht* polished chrome fittings
- *Franke* stainless steel undermount sink; additional prep sink in select residences
- *Insinkerator* garbage disposal

MASTER BATH

- Custom millwork vanity in high gloss gray lacquer finish
- Honed Statuary marble slab countertop
- Honed Statuary marble tile walls and flooring with Versilia accent border and Statuary marble mosaic field
- Fluted glass shower and water closet doors with integrated towel bars
- *Lefroy Brooks* polished chrome fittings
- *Kohler* undermount sinks
- *Kohler* tub with honed Statuary marble slab deck and tile apron
- Custom-mirrored 48" tall *Robern* medicine cabinet in a chrome finish
- Light sconces at vanity in a polished nickel finish by *Circa Lighting*
- *Kohler* water closet
- Radiant floor heating

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SECONDARY BATH

- Custom millwork vanity in high gloss gray lacquer finish
- Honed Statuarietto marble slab countertop
- White glass tile walls and honed Statuarietto marble flooring throughout
- *Lefroy Brooks* polished chrome fittings
- *Kohler* undermount sink
- *Kohler* tub with honed Statuarietto marble slab deck
- *Robern* medicine cabinet with integrated mirror in a polished chrome finish
- Light sconces at vanity in a polished nickel finish from *Hudson Valley Lighting*
- *Toto* water closet

POWDER ROOM

- Custom white glass and chrome vanity with Manhattan Dark marble countertop
- Honed White Fantasy marble slab surround at vanity, base and flooring throughout
- *Lefroy Brooks* polished chrome fittings
- *Kohler* undermount sink
- *Kohler* water closet

AMENITIES AND SERVICES

- 24-hour attended lobby with concierge and dedicated formal sitting rooms
- 1,745 square-foot fitness center with Yoga studio and state-of-the-art fitness equipment
- Expansive 1,811 square-foot landscaped roof terrace featuring an outdoor kitchen with 36" *Viking* gas grill, sink, refrigerator/freezer, and wine cooler and multiple seating and dining areas
- Laundry room with commercial grade extra-large capacity washers and vented gas dryers
- Private storage available for purchase
- Bicycle storage
- Cold storage