

THE SORTING HOUSE

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SortingHouse.com

318 West 52nd Street
New York, NY 10019

Residences

Open loft to three-bedroom loft residences, many with flexible living solutions

Ceiling heights up to 10'6" in living spaces

Sizable private terraces and roof patios with built-in banquettes and planters

Eight-foot solid core entry doors and seven-foot passage doors

Oversized casement windows with high performance, energy efficient low-E glass

5" White Oak flooring

High-performance heating and cooling system with zoned climate control

Gliding wall slides along recessed ceiling track into pocket or out to divide living space, with integrated passage door. Custom hardware pulls and locks designed exclusively for the system*

Duplex staircase risers and treads of White Oak with custom metal guardrail. Panelized doors beneath staircase with storage and flex space*

LG washing machine and dryer

Kitchens

Rift sawn White Oak cabinetry by Digifabshop

Italian marble slab countertop and backsplash

Custom kitchen island with Italian marble slab counter

Watermark pull-out faucet with stainless steel sink

Recessed downlights and under cabinet lighting

Walk-in pantry with custom storage shelving system and appliance niche*

Miele 30" oven and 30"-36" induction cooktop with hood

Sharp microwave drawer

Miele 30"-36" refrigerator and freezer with custom millwork paneling and custom handle

Undercounter 15"-24" wine refrigerator with capacity ranging from 24 to 42 bottles

Miele dishwasher with custom millwork paneling and custom handle

Master Bath

Oil rubbed, rift sawn White Oak vanity with Novelda Cream honed limestone counter and walls

Ruscello Haisa Mattone mosaic tiled floor

Kohler soaking tub with Novelda Cream honed limestone tub surround and Watermark tub filler controls in aged brass

Kohler sink with Watermark faucet in aged brass

Walk-in shower with Watermark shower controls, hand shower, and shower head in aged brass*

Custom towel bar and storage system in aged brass

Toto commode

Second Bath*

Oil rubbed walnut hardwood vanity

Mate Terra Avorio tiled wall

Ruscello Nambrone Mattone mosaic floor tile

Kohler soaking tub and Watermark fixtures in polished nickel

Kohler sink with Watermark faucet in polished nickel

Watermark shower controls and shower head in polished nickel

Custom towel bar and storage system in aged brass

Toto commode

Powder Room*

Built-in vanity base with Kohler sink and Watermark faucet

Honed limestone wall and countertop

Watermark faucet in polished chrome mounted onto flush mirror

Wall mounted Toto commode

Amenities

Double-Height Entrance – Custom steel entrance canopy on 52nd Street with part-time attended lobby

Common Roof Deck – Shared 2,600-square-foot roof deck with Midtown views, lounge and dining areas, landscaping, and outdoor kitchen with a gas grill and sink, in addition to private outdoor spaces

Fitness Room - Designed in conjunction with TRN with state-of-the-art cardio and weight training equipment along with on-demand services from TRN's certified Specialists including:

- Personal Training
- Yoga
- Pilates

Art Collection Partner – On-call art advisory services for residents from experts at online auction house Paddle8 for simplified acquisition and sales of works of art and design

Private Storage Units – Dedicated 65-cubic-foot storage unit for each residence

Bicycle Storage

**Select Residences*

The complete offering terms are in an offering plan available from Sponsor. File No. CD 15-0051. Sponsor reserves the right to make changes in accordance with the offering plan. Prospective purchasers are advised to review the complete terms of the offering plan for further detail as to type, quality and quantity of materials, appliances, equipment, and fixtures to be included in the units, amenity areas and common areas of the condominium.

Sponsor: RC 51 Development LLC, c/o Cadence Property Group LLC, 65 West 13th Street, New York NY 10011. Equal Housing Opportunity.