



Let There Be Light: The Most Stunning Light-filled Residences on the Market in New York City and Brooklyn

With its financial calamity, 2022 feels like a dark year. Cryptocurrency valuations crashed, home prices skyrocketed, the world's 500 richest people lost \$1.4 trillion in the first half of the year due to the collapse in stocks and Americans are paying more than \$5 for a gallon of gasoline. Every week, the headlines raise the general public's collective blood pressure. And although the economic confusion is real, savvy homebuyers and brokers know that when uncertainty strikes, negotiability increases. It's actually an ideal time to buy real estate as many feel motivated to sell. What is the best cure for these dark times? Light. Lightness is a state of mind but it's also a quality with timeless value for urban residences. Take a look at some of the most stunning light-filled residences on the market in New York City and Brooklyn right now.

Quay Tower, Residence 20A (\$5,350,000)

[Quay Tower](#), an exceptional full-service building with unrivaled sunny views of Lower Manhattan, the New York Harbor and Brooklyn Bridge Park, is home to [Residence 20A](#), a light-infused 2,487-square foot sanctuary in the sky with four bedrooms and three-and-a-half bathrooms.



Image Credit: SERHANT.

The home has private high-speed elevator access into the grand entry foyer, generously sized gallery and entertaining spaces, a chef-inspired kitchen, wide-plank oak flooring, a mudroom with custom Italian cabinetry, an audiovisual closet, a secondary residence entry, a full-size vented Whirlpool washer/dryer, pre-wiring for motorized shades, multi-zone heating and cooling, and UV-insulated floor-to-ceiling windows with double exposures. The kitchen features with a peninsula, white oak cabinetry, leathered-finish White Princess Quartzite countertops, backsplash, and hood surround, smoked bronze custom hardware, an Insinkerator, and a fully integrated Gaggenau appliance package that comes with a rare 5-year warranty. A powder room with Calacatta Borghinin marble sits off the kitchen and is perfect for entertaining.



Image Credit: SERHANT.

The primary bedroom has a walk-in closet and an immaculate en-suite bathroom with Alabastrino Rustico travertine marble, custom brushed Oak vanity, cast-stone double sinks, a framed medicine cabinet, under vanity night lighting, custom under vanity stools, radiant heated floors, and a free-standing tub, while the secondary bedrooms have their own closet space and access to full bathrooms.

145 Central Park North, Townhouse (\$3,646,561)

[145 Central Park North](#), a spectacular new development by Grid Group situated directly on iconic Central Park, has only [one townhouse](#) available. This 4-bedroom, 3.5-bathroom is the only one of its kind within the development where every home has views of Central Park. The 2,238 sqft townhome is move-in ready and features a massive private yard with lush planters, a sunny entertaining area and an outdoor sink.



Image Credit: GRID Group

A spacious foyer leads into an open-concept living room, dining room, and kitchen saturated with natural light. The living and dining rooms lead out into the yard for an indoor/outdoor feeling that evokes a California-like vibe.



Image Credit: GRID Group

All four bedrooms sit on the upper level of the home. The residence has unique floor-to-ceiling windows facing Central Park.

The Butler Collection, Residence 7B (\$2,630,000)

[The Butler Collection](#) includes two boutique ground-up new developments in Park Slope, Brooklyn. [Residence 7B](#) is a light-filled three bedroom, two-and-a-half bathroom home that spans 1,581 square feet.



Image Credit: The Brooklyn Home Company

The brand-new residence features a Pietra Cardosa and Bianco Carrara marble foyer, Madera wide-plank white oak floors and tall ceilings dotted with recessed ultra-thin LED lighting throughout. Built in accordance with Passive House design principles, the home features triple-pane windows and an individual ERV unit for superior air quality. There is a 382-square-foot terrace for al fresco gatherings. A gourmet kitchen features large pantries, Shaker cabinetry topped by honed granite countertops and a Fireclay sink with a Waterworks faucet and garbage disposal. Appliances include a Bosch refrigerator and dishwasher, Bertazzoni range, Zephyr hood and GE microwave.



Image Credit: The Brooklyn Home Company

The owner's suite includes a walk-in dressing room and an en suite spa bathroom where Carrara marble surrounds a shower, custom double vanity, chic Waterworks fixtures and an antique Restoration Hardware mirror. Two spacious and bright secondary bedrooms share a full bathroom with quartz, Nero Marquina marble and a large tub/shower.

400 East 56th Street, Apartment 30RS (\$1,795,000)

Located on the 30th floor of The Plaza 400 in NYC's beloved Sutton Place neighborhood, the three-bedroom, two-and-a-half bathroom [Apartment 30RS](#) offers exceptional light. There is a gracious gallery upon entry that centers the home is complete with a wet bar. This area leads to an expansive living room and dining area that boast stunning east views towards the river and southwest towards the Empire and Chrysler buildings.

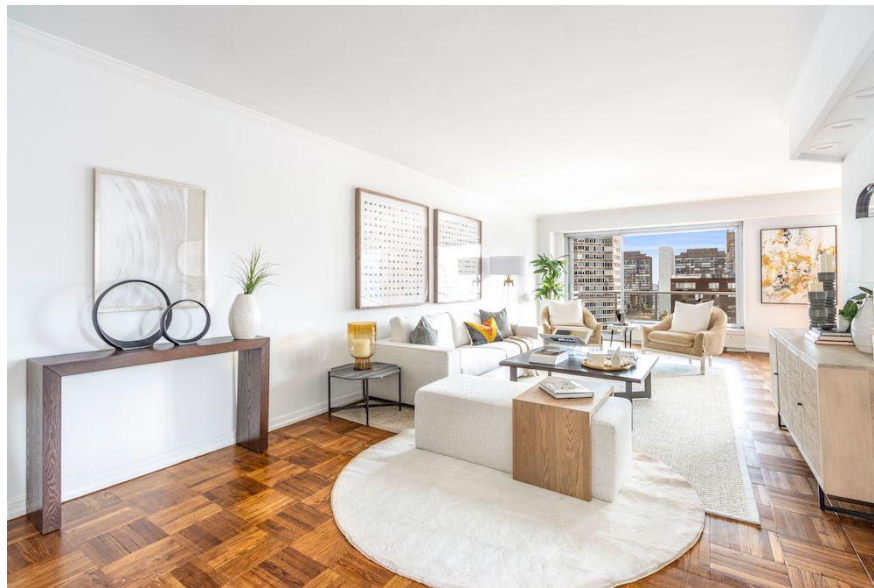


Image Credit: Jon Nissenbaum

A south-facing terrace off the living room is perfectly situated to enjoy impressive views. Right off the dining area, there is a renovated kitchen with large west-facing window over the sink. A powder room is tucked away from the living room and adjacent to the bright den/library or home office.



Image Credit: Jon Nissenbaum

Many residents in the building have transformed this den and half bath into a third bedroom with a full en suite bath. There are two large bedrooms with en suite bathrooms that can be accessed from separate entrances or off the gallery space.

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