

# CITYREALTY

## Green Living: Eco-Conscious Condos Under \$2 Million in LEED-Certified Buildings

By Michelle Mazzarella  
Impressions: N/A



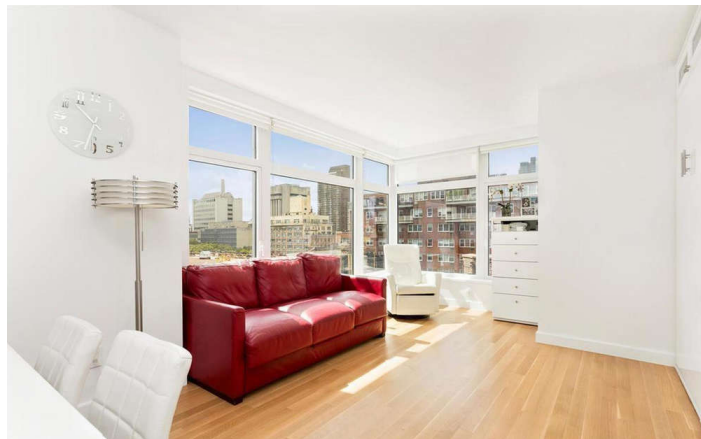
*The Visionaire's common roof deck (Christie's)*

**A**fter years of debate and reports, there can no longer be any denying it: Greenhouse gas emissions are way up after several years of leveling off, and the United Nations has announced that climate change will soon significantly disrupt human society, permanently reshape the earth, and perhaps lead to mass extinction. Transitioning away from fossil fuels would help save us from such a fate, but the president has actively worked against this by withdrawing from the Paris climate agreement and loosening restrictions on coal.

According to the Global Climate Project, greenhouse gas emissions surged by 2.5% in the United States mostly due to higher energy use to heat and cool homes. Some New York City builders and developers have shown better sense, foresight, and imagination than the current administration and have built environmentally conscious buildings that consume less energy, reduce water consumption, and incorporate sustainably-sourced materials throughout their designs. The following apartments are located in LEED-certified buildings throughout New York where sustainability is not sacrificed for style.

And because sustainability should not be a luxury amenity, none of them are priced above \$2 million.

**The Laurel, 400 East 67th Street, #8E – \$1,995,000**  
**LEED Certification in Progress | 2 beds, 2 baths | 1,275 ft<sup>2</sup>**



*All images of The Laurel via Douglas Elliman*



*Kitchen*



*Bedroom*



*Floor plan*

This corner condo with walls of windows and high, airy ceilings is located in a LEED-certified glass and limestone tower on the Upper East Side. The windowed chef's kitchen has Poggenpohl cabinetry, top-of-the-line appliances, and a wine fridge. Oversized windows, two walk-in closets, and a spa-like marble bath make the master suite a truly relaxing retreat. **[See full details here.](#)**

**The Edge North Tower, 34 North 7th Street, #10F – \$1,795,000**  
**LEED Gold Certified | 2 beds, 2 baths | 1,086 ft<sup>2</sup>**



*All images of The Edge North Tower via Douglas Elliman*



*Living room*



*Bedroom*



*Floor plan*



Exceptionally reimagined Williamsburg condo is in a building that marries environmental consciousness with superlative construction and design. Floor-to-ceiling windows flood the apartment with light and protected views of Manhattan, not to mention the private balcony with custom seating. The open kitchen has been updated with marble backsplash, pendant lamps, custom cabinetry, double-height pantry, and top-of-the-line appliances. **[See full details here.](#)**

**200 East 21st Street, #2B – \$1,395,000**  
**LEED Gold Certified | 1 bed, 1 bath | 726 ft<sup>2</sup>**



*All images of 200 East 21st Street via Douglas Elliman*



*Living room*



*Bedroom*



*Floor plan*

Sustainable features of this new Gramercy condominium include solar-heated domestic water, reinforced insulation, rainwater collection, high-efficiency appliances, responsibly sourced materials and finishes, and communal green space. The beautifully proportioned apartment has tall windows, northern exposures, 7" wide oak floors, and prewiring for motorized shades. The large custom kitchen is outfitted with a white lacquer breakfast bar, custom cabinetry, and a full Miele appliance suite. **See full details here.**

**77 Condominiums, 77 East 110th Street, #8B – \$1,395,000**

**LEED Silver Certified | 2 beds, 2 baths | 1,174 ft<sup>2</sup>**



*All images of 77 Condominiums via Douglas Elliman*



*Living room*



*Bedroom*

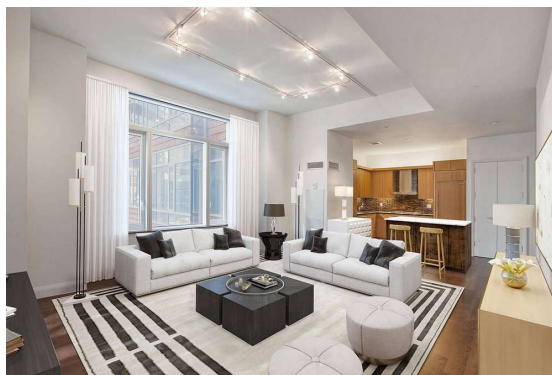


*Floor plan*

Trophy penthouse is situated in Harlem's premier eco-friendly boutique condominium. The massively proportioned living/dining room opens directly onto a large private terrace, allowing for seamless indoor and outdoor entertaining possibilities. Both bedrooms have walls of custom closets, and the master bedroom has an en suite bath. **[See full details here.](#)**

**The Visionaire, 70 Little West Street, #6D – \$1,350,000**

**LEED Platinum Certified | 1 bed, 1 bath | 1,003 ft<sup>2</sup>**



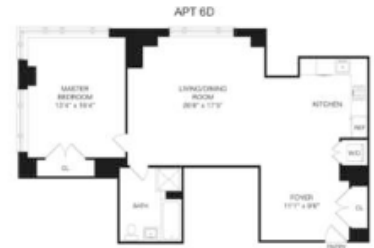
*All images of The Visionaire via Christie's*



*Kitchen*



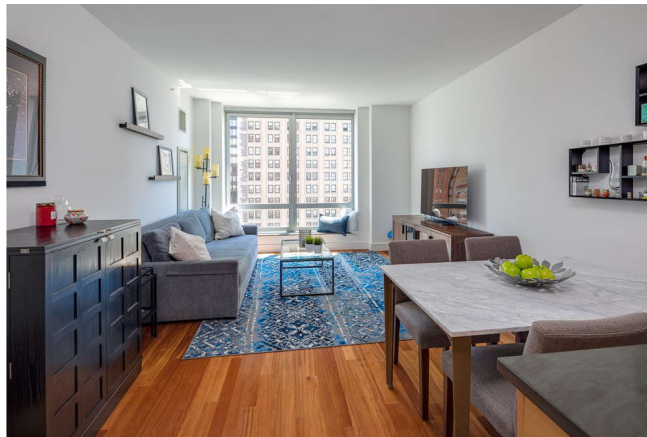
*Bedroom*



*Floor plan*

The Visionaire's extensive green features include LED lighting, HEPA air filters, solar and geothermal energy, filtered drinking water, and humidity controlled indoor air. This pristine, convertible condominium boasts 11' ceilings, oversized windows, and a layout that maximizes floor space. The spacious bedroom has panoramic views and custom California closet. **[See full details here.](#)**

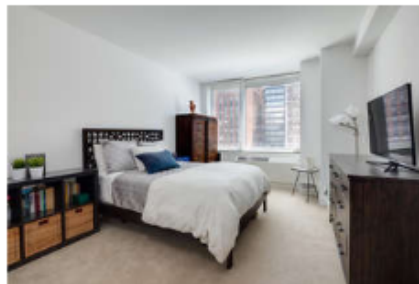
**Millennium Tower Residences, 30 West Street, #16D – \$1,080,000**  
**LEED Gold Certified | 1 bed, 1.5 baths | 875 ft<sup>2</sup>**



*All images of Millennium Tower Residences via Douglas Elliman*



*Kitchen*



*Bedroom*



*Floor plan*

CityRealty.com  
December 7, 2018

Spacious condo is situated on a high floor of a LEED Gold-certified building in Battery Park City. Features include east-facing floor-to-ceiling windows, hardwood floors, in-unit washer/dryer, and open chef's kitchen with high-end appliances. The oversized master bedroom has two large closets and en suite bath. **See full details here.**

**303 East 33rd Street, #7K – \$949,000**  
**LEED Certified | 1 bed, 1.5 baths | 565 ft<sup>2</sup>**



*All images of 303 East 33rd Street via Douglas Elliman*



*Kitchen*



*Bedroom*



*Floor plan*

Perfectly renovated apartment is in Murray Hill's most prestigious LEED-certified building. Features include oversized windows, hardwood floors, abundant closet space, custom built-ins, and in-unit washer/dryer. The kitchen is outfitted with custom lighting, custom cabinetry, and seamlessly integrated appliances. **See full details here.**

**Observatory Place, 353 East 104 Street, #9A – \$795,000**  
**LEED Certified | 2 beds, 1 bath | 865 ft<sup>2</sup>**



*All images of Observatory Place via Compass*



*Kitchen*



*Balcony*



*Floor plan*

Spacious apartment in an environmentally friendly condominium is filled with vibrant sunlight and breathtaking city views. Caesarstone countertops, generous cabinet space, and stainless steel appliances make for an excellent chef's kitchen. Building amenities include an herb garden, roof deck, fitness center, bike room, storage, and package room with cold storage. **[See full details here.](#)**

**Aurum, 2231 Adam Clayton Powell Jr. Boulevard, #608 – \$720,000**

**LEED Certified | 1 bed, 1 bath | 649 ft<sup>2</sup>**



*All images of Aurum via Compass*



*Dining area*



*Bedroom*



*Floor plan*

Bright one-bedroom is in an environmentally sensitive condominium with locally manufactured and recycled materials, co-generation plant, green roof, and interior green wall. The apartment offers a spacious layout, walls of windows, and a wall of custom-built hardwood bookshelves. The kitchen has lacquered cabinets, LED lighting, Caesarstone countertops, and top-of-the-line appliances. **See full details here.**

**Toren, 150 Myrtle Avenue, #1602 – \$639,995**

**LEED Gold Certified | Studio, 1 bath**



*All images of Toren via Compass*



*Kitchen*



*Bath*

No detail was overlooked in this fully renovated, high-floor home in a LEED-certified Downtown Brooklyn building. Enhancements include new floors, fresh paint and wallpaper, new moldings, new custom lighting and outlets, and custom oversized closets. A built-in wardrobe, Murphy bed/couch, and wall-mounted TV stand make the most of the space. **[See full details here.](https://www.cityrealty.com/nyc/market-insight/features/great-listings/green-living-eco-conscious-condos-under-2-million-leed-certified-buildings/26901)**

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