







V a n G o r d e r H a u s
370W11.COM

VanGorder Haus

The VanGorder family has been a part of the West Village for almost four hundred years, since the Dutch first settled New York City in 1624. They were drawn to the area because it afforded them a comfortable and elegant place to call home. Since then, an emphasis on comfort and elegance has been a VanGorder family home tradition.

The VanGorder Haus project is dedicated to the developer's wife. Her Dutch heritage and love of sustainable, elegant luxury have been inspirational in creating a contemporary home for the 21st century.







l u x u r y e x e m p l i f i e d .

The elegant VanGorder Haus overlooks tree-lined West 11th Street, in the West Village. This exclusive, single-family townhouse fills four spacious stories with five bedrooms and five bathrooms. Its rare luxuries include a rear garden and patio as well as a private, connected garage. From attentive design to sumptuous finishes, the VanGorder Haus exemplifies gracious, modern living.

- 5 Bedrooms
- 3 Full / 2 Half Bathrooms
- 4,334 SF of Living Space
- 804 SF of Cellar Storage
- Attached, Single Car Garage Equipped with Charging Station
- Originally Built in 1905 / Gut Renovation in 2017
- Lot Size: 100'-1 3/4" x 21'-7 1/4"





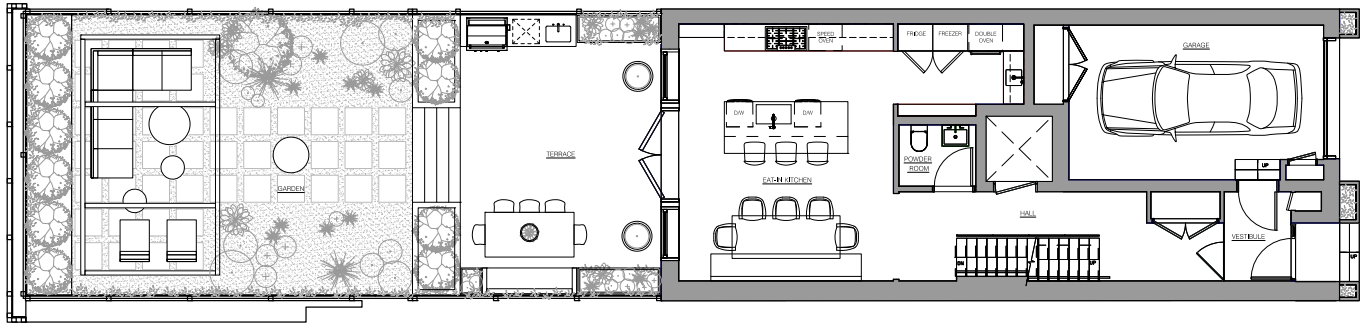
preparing dinner in style

The kitchen is the heart of the home – featuring beautiful, functional Henrybuilt cabinets, ample storage space, and a waterfall Carrerra marble island. Every kitchen convenience has been provided, including three Bosch ovens, a Bosch gas stove-top, two sinks, and two dishwashers. The eat-in kitchen features a sit-down island, is spacious enough to accommodate dinner for eight, and has its own powder room. Access to the rear garden through the kitchen ensures that meals can be easily enjoyed al fresco in the garden during the warmer months. When the weather turns colder, the kitchen's marble and wood finishes provide a warm setting for a easy, comfortable family meal.

- Subzero 30" Integrated Refrigerator With Dispenser
- Subzero 30" Integrated Freezer With Ice Maker
- Bosch Dishwasher
- Bosch Gas Cook-Top
- Bosch 30" Speed Oven
- Bosch Double Wall Oven
- Bosch Warming Drawer

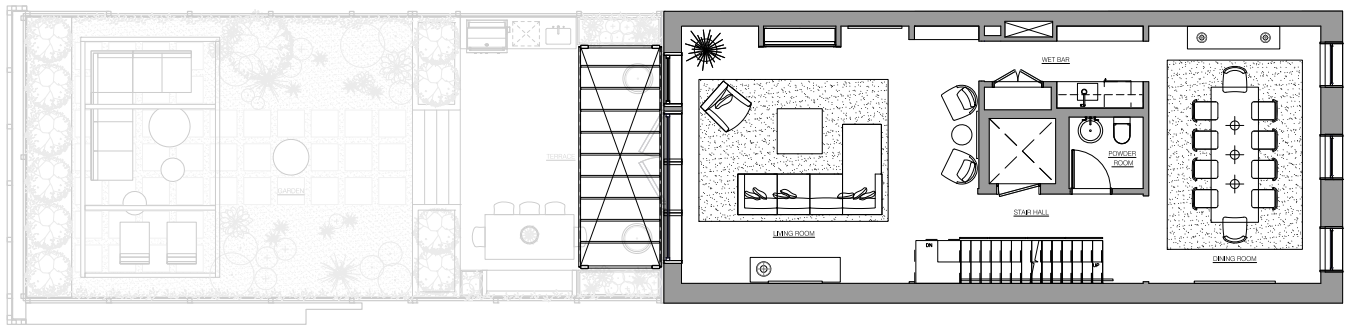




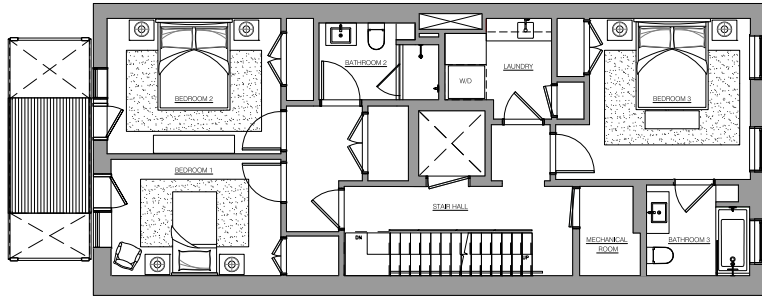


West 11th Street

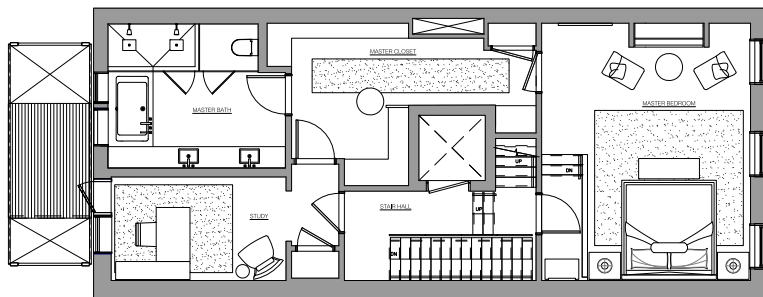
first floor



second floor



third floor



fourth floor











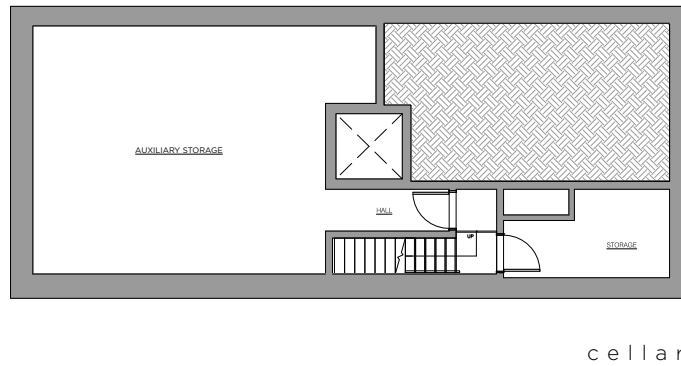
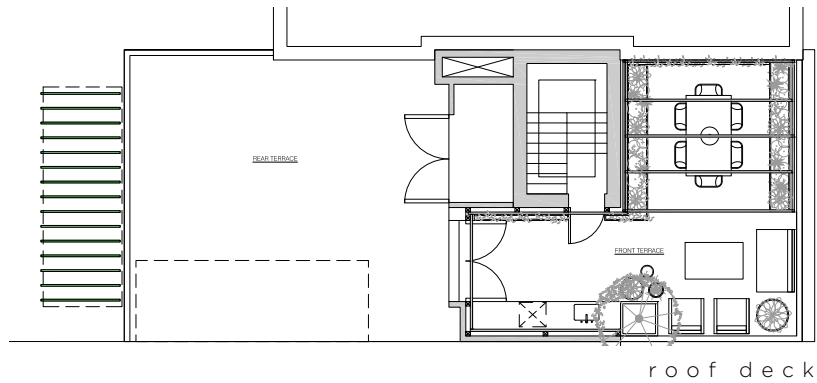
Custom storage cabinetry shown in the master suite is strictly representational and will not be included as part of the final build-out.











living the high life

Whether you're sharing cocktails or doing yoga, the green oasis of the private roof deck provides the perfect platform. The beautifully landscaped roof deck includes xxxxx square feet of outdoor space overlooking the streets where the VanGorders originally settled. Enjoy the quiet serenity in the middle of the bustling West Village.

a private retreat in the heart of the city

Just off the eat-in kitchen, through beautiful french doors, is the ground floor back yard garden. The garden features two distinct spaces – an elevated patio with room for your dinner party, as well as a larger yard for relaxing or hosting social events. With room to entertain, you can host a party, lounge with a small group of friends and family, or just enjoy a glass of wine at the end of the day. This elegant and beautifully landscaped space will be your family's private retreat.

The expansive rear garden is an extension of the interior living space, and offers endless possibilities. The spaces are designed both to entertain al fresco and relax and unwind in a private secluded garden. The upper patio, complete with a kitchen and dining area, is protected from the surrounding buildings by tall European Hornbeams and a tasteful ivy-covered fence that continues below to the lower garden. A central water feature in the garden calms and cools the space, which is open in the center but sheltered by an overhead pergola on the north end. Boxwoods, ferns and yuccas sprout directly from the gravel, providing an organic character rarely found in the city. The color palette is a restrained combination of soft blues and greens complemented by neutral tones, providing an elegant, luxurious aesthetic.





innovative green technology + energy efficient engineering

The VanGorder Haus is green inside and out – including the garage. This rarity in New York City – a private, connected garage – will house the private electric car charging station, a necessity for any electric-car driver to navigate the city.

The energy code for New York City enforces a high bar for efficiency and performance; the construction at 370 W 11th pushes beyond that bar in every aspect to deliver the highest level of thermal comfort to the occupant. The home features:

- Hot water radiant heat throughout the house and garage, along with a radiant snow melting system on the patio
- A high insulative value
- High performance windows
- High efficiency heat pumps by Dalkin for forced air heat and cooling
- Energy-saving individual bathroom exhaust fans
- High-efficiency boiler



the west village

The elegant brick houses sitting on the tree-lined, cobble-stone streets of this exclusive and historic downtown neighborhood are home to a mix of well-heeled families, as well as celebrities and luminaries. The western portion of Greenwich Village is mainly residential, but features a plethora of cafes, restaurants, designer outposts, bookstores and antique shops. This charming neighborhood has a storied history and also features some of the most expensive real estate in the world.

With Chelsea to its north, Greenwich Village to its east, and the Hudson River to the west, the West Village has access to the best of all worlds. Having easy access to transportation, delectable restaurants and bistros, a vibrant nightlife, a myriad of trendy hotels, including The Standard, and access to the elevated park, The High Line, the neighborhood has something for everyone.





Hudson River Park

West 12th Avenue

VGH



Hudson Yards

Chelsea Piers

The Standard Hotel

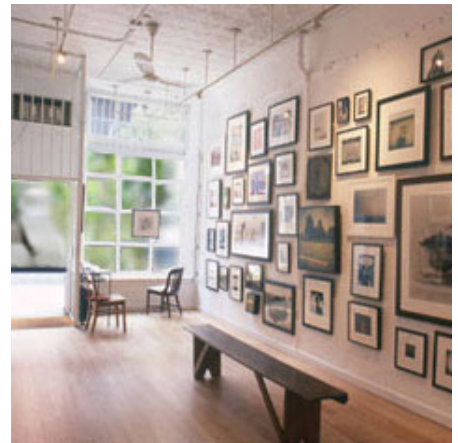
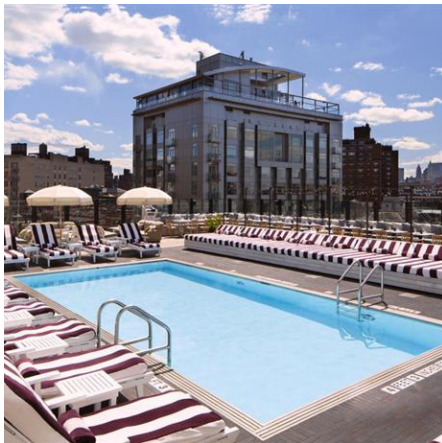
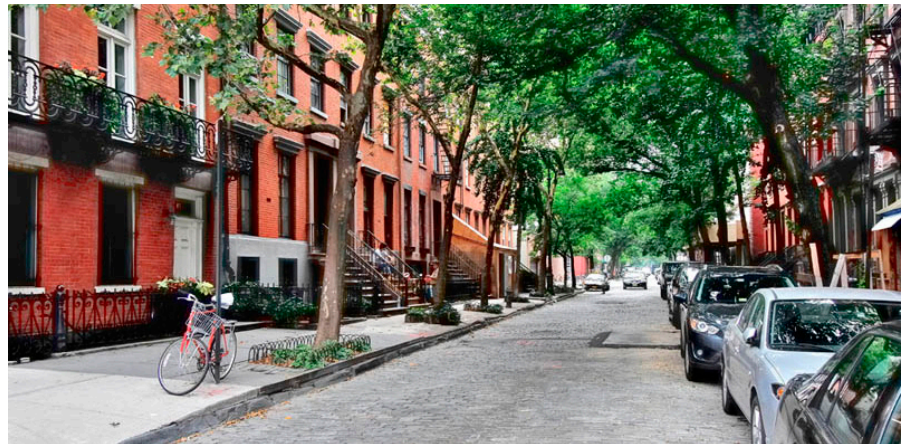
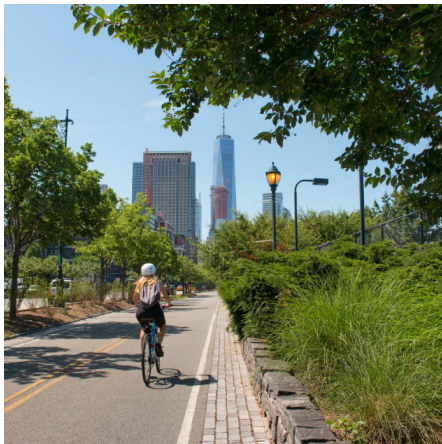
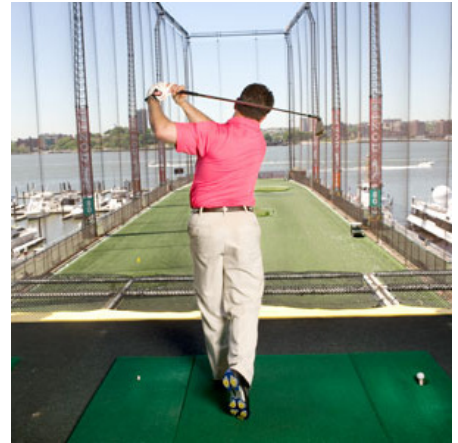
The High Line

SOHO House

Greenwich Street

Hudson Street





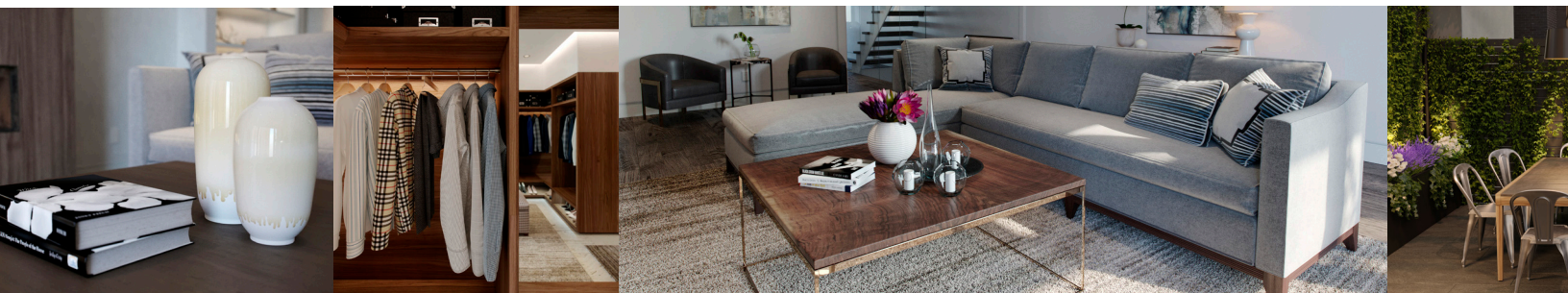




s u r r o u n d e d b y g r e e n s p a c e s

Steps from multiple green spaces and parks, the VanGorder Haus has access to a multitude of parks and playgrounds – for adults and children alike. Pier 55 and the 32-mile Westside Waterfront Greenway are just steps away, with access to bike routes, playgrounds, water activities, and open green park space. In addition, the ever-popular High Line is just a short walk north, with never-ending views, beautiful landscaping, and access to restaurants, museums and hotels. Whether you're out for a stroll or a bike ride, an array of paths provide endless opportunities for outdoor excursions.





MPD



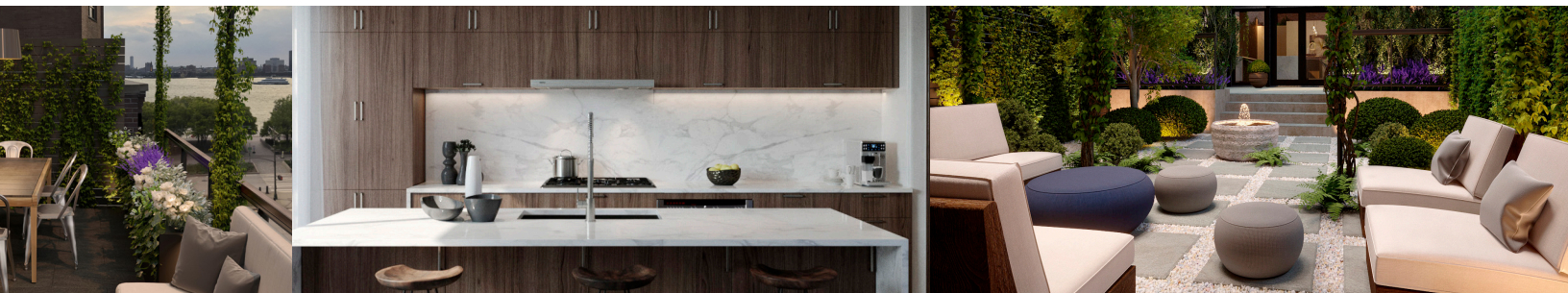
Meridian Prime Development | *Developer*

Meridian Prime Development (MPD) is the developer of boutique luxury properties in the most coveted areas of the New York region. Their unmatched commitment to excellence drives the team's desire to create exceptional luxury residences. With a focus on rare and underutilized real estate, MPD strives to create unique living opportunities that capture the interest of buyers looking for something different. By working with best-in-class architects and designers, MPD delivers customized luxury properties to their refined clientele. The highest level of design standards are maintained from project inception to completion, producing unparalleled results. No detail goes unnoticed.

Design Determination | *Interior Designer & Owner's Representation*

Design Determination has been heralded as a leading force in interior design the world over. Rooted in the principals of forward-thinking design, our aesthetic marries culture and art in every project. The people of Design Determination emphasize the importance of art and culture, style and material—all to create a space that exceeds our client's expectations and actualizes their visions.

Design Determination excels at protecting and representing high value residential property owner interests. Our team expertly manages the complex risks and costs often associated with extraordinary projects. We manage all phases of construction and design, delivering a successful project on schedule and on budget.



THE TURETT COLLABORATIVE

The Turett Collaborative | *Architect*

Design begins with a search to refine and give precise form to a Question... knowing full well that the world of possible Answers is as wide as one's imagination. At The Turett Collaborative we believe that both question and answer can only be discovered by engaging clients deeply in the process, and the search is where the excitement, satisfaction, and value happens. Our design studio is a joyful environment for that search, where designers and clients set aside preconceptions both technical and aesthetic, to create something new, fresh, surprising, and elegant. Listening precedes design; meticulous attention to detail, research, and technique enable it; collaboration, experience, skill, and hard work bring it to fruition.



HARRISON GREEN

HARRISON GREEN | *Landscape Architect*

HARRISON GREEN principals, Jacqueline and Damien Harrison, are a husband and wife design duo who have been designing landscapes for over 12 years. Together they have established one of New York's leading landscape teams and enjoy the patronage of an array of discerning clients, including many from the entertainment, fashion and art fields. With their team of highly skilled landscape designers and horticultural professionals they have created a bespoke design, installation and maintenance business synonymous with quality and professionalism. Based in Brooklyn, New York, HARRISON GREEN has designed both private and commercial landscapes with work ranging from private gardens and rooftop terraces to fine hotels and resorts.





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