

THE  
KENT  
200 EAST 95TH STREET

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THE KENT

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Extell Development Company is proud to present The Kent, a 30-story luxury residential tower located on Manhattan's Upper East Side. The building was designed by award-winning architects Beyer Blinder Belle and encompasses 83 exquisite residences crafted with character and distinction by Champalimaud, celebrated designers of The Hotel Bel Air, The Waldorf Astoria, and The Carlyle Hotel. These beautiful homes will reinforce Extell's reputation for delivering impeccable quality and design.

Founded and headed by Gary Barnett, Extell Development Company is a nationally acclaimed real estate developer of residential, commercial, retail, hospitality and mixed-use properties, operating primarily in Manhattan and other premier cities across the nation. In collaboration with world class architects and design professionals, Extell creates properties distinguished by sophisticated design, gracious floor plans and first-class amenities. Extell has earned a stellar reputation for its dedication to quality and exceptional attention to detail.

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LOCATION

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The Kent is located at the corner of East 95th Street and Third Avenue on Manhattan's Upper East Side. Long favored by families looking for convenient access to Manhattan's elite schools, Central Park, and a quick commute to Midtown, the Upper East Side is defined by tree-lined streets and grand brick-and-stone buildings, the city's finest cultural institutions, parks and hospitals. The Kent's convenient location provides easy vehicular access to the FDR and local airports for family holidays, business trips and weekend getaways. An influx of residents looking to live in this coveted enclave of the Upper East Side has drawn new sought-after neighborhood amenities like a Whole Foods Market – and soon, the new Second Avenue Subway.

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## BUILDING EXTERIOR

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Renowned architectural firm Beyer Blinder Belle is known for designing contemporary buildings that blend seamlessly into the rich history of their contextual surroundings. They are the architects behind many historic restoration projects throughout New York City, including the Empire State Building and City Hall. Extell has collaborated with Beyer Blinder Belle on their master renovation of The Carlton House Hotel into luxury private homes and a new development in West Soho, 70 Charlton Street. Beyer Blinder Belle has designed the architecture of The Kent to be reminiscent of New York City's Art Deco Movement of the 1920s. The façade of the building is constructed of classic brick and limestone, accented by metalwork paneling, and oversized windows, culminating with a series of steel and glass lanterns crowning the building.

## INTERIOR DESIGN

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Crafted by acclaimed interior design firm Champalimaud, the interiors of The Kent reflect the luxury and style of the Upper East Side. The residences echo the classic elegance of the neighborhood while incorporating an unexpected contemporary edge. Each residence has been meticulously designed to create elegant and intelligent living spaces and includes the finest finishes. Three extraordinary penthouse residences are designed for grand living and entertaining with panoramic views across the city.

## RESIDENCE FEATURES

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- Two to five bedroom residences ranging in size from 1,282 to over 5,000 square feet
- Ceiling heights ranging from 9'8" to 15'
- Custom interior details by Alexandra Champalimaud
- Extell Choice of Ebonized Oak or Brushed Matte Oak flooring
- Custom accessories, millwork and hardware
- Imported Italian marbles
- Zoned heating and cooling with centralized ventilation systems

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## RESIDENCE KITCHENS

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Extell is proud to offer the signature Extell Choice of three distinct finish selections, catering to a variety of styles and personal preference. The Ivory, Opal, and Onyx color palettes range in color from light to dark and are crafted from the finest materials.

### IVORY SCHEME

- White high-gloss custom cabinetry with custom hardware
- Select decorative glass front upper cabinets with integrated metal mesh accent
- Choice of Diamond Fall Granite or Montclair Danby Marble countertop and backsplash
- Brushed Matte Oak flooring or optional stone flooring (custom upgrade)
- Blanco “Quatrus” stainless-steel under-counter sink
- Dornbracht “Meta .02” faucet with hand spray in polished chrome

### OPAL SCHEME

- High-gloss Macassar custom cabinetry with custom hardware
- Select decorative glass front upper cabinets with integrated metal mesh accent
- Crystal White Marble countertop and backsplash
- Ebonized Oak or optional stone flooring (custom upgrade)
- Blanco “Quatrus” stainless-steel under-counter sink
- Dornbracht “Meta .02” faucet with hand spray in polished chrome

### ONYX SCHEME

- High-gloss Ebonized Oak custom cabinetry with custom hardware
- Select decorative glass front upper cabinets with integrated metal mesh accent
- Crystal White Marble countertop and backsplash
- Ebonized Oak or optional stone flooring (custom upgrade)
- Blanco “Quatrus” stainless steel under-counter sink
- Dornbracht “Meta .02” faucet with hand spray in polished chrome

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#### APPLIANCES

- Miele fully integrated Refrigerator/Freezer
- Miele fully integrated refrigerator and freezer columns in select residences
- Miele gas cooktop and Miele “PureLine” convection oven
- Miele built-in “PureLine” speed oven
- Miele fully integrated dishwasher
- Miele built-in Whole Bean Coffee System in most residences
- Subzero Integrated wine storage in most residences
- Miele built-in steam oven in penthouse residences
- Miele Combiset stove top in penthouse residences. Combiset includes gas burners, work burner, BBQ grill and teppan-yaki
- Miele washer and externally vented dryer

#### RESIDENCE BATHROOMS

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##### MASTER BATHROOM

- Custom double vanity with *Bianco Dolomiti* marble countertop and back-painted white glass cabinets
- Custom recessed medicine cabinets with integrated lighting
- *Alexis Azul* marble floor with *Bianco Dolomiti* marble border accent
- *Bianco Dolomiti* and *Alexis Azul* marble mosaic inside shower compartments
- Stepped ceiling detail
- Kohler under-mount vanity sink
- Kohler “Bubble Massage” air bath under-mount bathtub
- Toto “Neorest 770H” toilet/bidet with Sana Gloss ceramic glaze
- Axor designer plumbing fittings and accessories by Patricia Urquiola
- Polished metal framed ribbed glass doors with transom panels
- Custom towel bars at all shower and toilet compartments
- Separate toilet compartments in most residences

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SECONDARY BATHROOM

- Custom stained oak vanity with *Fior Di Pesco Carnico* stone countertop and molding.
- *Bianco Dolomiti* mosaic walls and floors
- Custom recessed medicine cabinet with incorporated lighting
- Stepped ceiling detail
- Kohler under-mount sink
- Kohler under-mount tub with *Fior Di Pesco Carnico* stone deck
- Toto “Vespin II” high-efficiency toilet with Sana Gloss ceramic glaze
- Dornbracht LULU series fittings and accessories
- Custom towel bars and shower door pulls at all shower compartments

TERTIARY BATHROOM

- Custom cerused oak vanity with *Palissandro Nuvolato Bluette* marble countertop and *Palissandro Nuvolato Bluette* stone moldings. *Crystal White marble* mosaic walls and floors
- Custom recessed medicine cabinet with incorporated lighting
- Stepped ceiling detail
- Kohler under-mount sink
- Kohler under-mount tub with *Palissandro Nuvolato Bluette* marble stone deck
- Toto “Vespin II” high-efficiency toilet with Sana Gloss ceramic glaze
- Dornbracht LULU series fittings and accessories
- Custom towel bars and shower door pulls at all shower compartments

POWDER ROOMS

- Custom vanity with antique mirror cabinetry and *White Onyx* countertop
- *White Onyx* floor
- Stepped ceiling detail
- Kohler under-mount vanity sink
- THG “Anoa Black Horn” fittings and accessories
- Optional high-gloss Ziricote wood paneled walls (custom upgrade)

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SERVICES & AMENITIES

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- Grand Lobby with concierge desk
- 24-hour Doorman and Concierge
- Stroller Valet
- Lobby cold storage room for fresh food and flower deliveries
- “The Drawing Room” Lobby Lounge with fireplace and bar
- 55-foot indoor heated swimming pool
- Private State-of-the-Art Fitness Center
- Men’s and Women’s changing rooms with Finnish saunas
- “The Sound Lounge” by Kravitz Design, envisioned by Lenny Kravitz
- “Camp Kent” children’s playroom designed by Williams New York
- Outdoor children’s play area designed by West 8 Urban Design & Landscape Architecture
- “The Garden Salon” residents’ lounge with fireplace, billiards table, catering kitchen
- Landscaped courtyard garden designed by West 8 Urban Design & Landscape Architecture
- Canine Spa
- Bike Room
- Storage Bins available for purchase
- Laundry room with oversized machines

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The complete offering terms are in an offering plan available from Sponsor. File No. CD15-0238. Sponsor: 95<sup>th</sup> and Third LLC, 805 Third Avenue, Seventh Floor, New York, NY 10022. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Equal Housing Opportunity.