

# ESTATE OF MIND

## On the Outside Looking In

A MANHATTAN TERRACE is often a sad little sliver of concrete or a wrought-iron-wrapped contraption that resembles a rickety fire escape (sometimes it actually *is* the fire escape). But this 67th Street rooftop penthouse, with its spectacular city views, features a true veranda. The outside roof area, measuring 952 square feet, was spruced up by landscape architectural firm Linda Gardens; it provides views to the north, south, and east, and comes with an outdoor kitchen, bar with beer tap, and alfresco seating for 10. Elegant Ipe wooden tiles cover the surface, and a white trellis shades the table. The interior of the penthouse isn't bad, either: A gas fireplace warms the corner living room, and space abounds in the custom-built kitchen, master bedroom, library, and two additional master suites. A butler's pantry provides chefs and waitstaff plenty of prep space during parties, and the media room serves as the perfect place to escape for hours of cinematic amusement. But for evenings of simple relaxation, nothing beats having a concierge whose job is to attend to your every need—and this building provides one. Life is a picnic, indeed. Offered at \$12.1 million. *Listed by Margaret Juvelier and Roger Erickson, Sotheby's International Realty, 212-606-7668 and 212-606-7612.*—KATHRYN WILSON

