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Toll Brothers City Living Launches Sales At The Sutton



Toll Brothers City Living®, the urban development division of Toll Brothers, Inc., (NYSE:TOL), the nation's leading builder of luxury homes, is pleased to announce the launch of sales at The Sutton, a new 29-story condominium in Manhattan's sought-after Sutton Place neighborhood. Designed by award-winning architecture firms Goldstein Hill & West Architects and Incorporated, residences at The Sutton capture the classical and art deco charm of this special riverside locale. Occupancy is slated for late 2016.

"The Sutton is going to be a very special place to live," said David Von Spreckelsen, the New York Division President of Toll Brothers City Living. "The hustle of Midtown Manhattan is walking distance away, yet The Sutton's location is serene and near some of New York City's most treasured townhouses and co-ops. The historic feel of the area paired with its central location is perfect for the homebuyer seeking an urban environment with a small-neighborhood feel."

Located at 959 First Avenue, the building features 113 residences ranging from studios to four-bedroom homes, many with sweeping views of the East River, the Empire State Building, and the Chrysler Building.

Upon entering the lobby, The Sutton's distinct finishes and flavor become readily discernible. Soaring ceiling heights are complemented by a ceiling clad in reclaimed wood from a water tower and basket weave oak flooring which leads to the D-Land Studio designed residents' garden. Every residence boasts spacious living areas. Kitchens feature custom millwork with ribbed glass upper cabinets, polished white glass countertops and backsplashes, and Gaggenau® refrigerators, dishwashers, and ovens. Many homes also feature separate wine refrigerators tucked away under the counters, and the penthouses include full-height Gaggenau® wine refrigerators. Master bathrooms are elegantly designed with black marble tile flooring in a herringbone pattern throughout, and the plumbing fixtures are custom-made by Watermark®. The Sutton offers residents a 24-hour attended lobby, a fitness center, children's playroom, a residents' lounge and garden. Cyclists will welcome bicycle storage as rides along the waterfront are easily accessible.

The neighborhood, also close to the United Nations, has an international feel and is known for its charming blocks along the East River, lined with greenery and parks, and paired with lovely brownstone side streets. Small local artisanal shops for cheese, fish, and meat are some of the finest New York City has to offer. Restaurants abound and major shopping hubs such as the Lexington and Madison Avenue corridor, with Bloomingdales, Barney's and Saks in close proximity.

The Sutton is located near the E, M and 6 subway lines, and bus service on First Avenue is especially fast with the superlative Select and local buses. Walking is popular here, as Midtown, cultural institutions and the theater district are mere blocks away for those who like to stroll.

Toll Brothers City Living is handling the sales and marketing for the development. Prices begin at \$950,000 and go through \$8MM +. The sales center is located in The Lipstick Building at 885 Third Avenue. For additional information or to schedule a private appointment, please contact the sales team at 212.388.9194 or visit www.TheSuttonNYC.com.

About Toll Brothers City Living:

Toll Brothers City Living® is the urban development division of Toll Brothers, Inc., the nation's leading builder of luxury homes. Toll Brothers City Living brings the same quality, value, and service that luxury home buyers throughout the country have become familiar with, to some of the most dynamic urban markets in the country including New York City; Hoboken and Jersey City, New Jersey; Philadelphia, Pennsylvania; and the Greater Washington, D.C. metro area. Toll Brothers proudly supports the communities in which it builds; among other philanthropic pursuits, the Company now sponsors the Toll Brothers - Metropolitan Opera International Radio Network, bringing opera to neighborhoods throughout the world. To learn more about Toll Brothers City Living and its properties, visit TollBrothersCityLiving.com