

## Manhattan's Carnegie Hill Has Retained Its Luxury Status for Centuries

The Upper East Side neighborhood is home to some of the city's most elite private schools and has Central Park as its backyard

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NEW YORK CITY NEIGHBORHOOD NOTES



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Carnegie Hill, Manhattan's Upper East Side neighborhood named for Andrew Carnegie's mansion comes by its elite status honestly.

No longer a private residence, the Babb, Cook & Willard-designed Georgian Revival estate built in 1899 at 2 East 91st St. now houses the Cooper-Hewitt museum, and it still anchors the area as it did when it was home to one of America's wealthiest industrialists.

### Boundaries

Carnegie Hill is marked on the north end at 96th Street, to the west at Fifth Avenue and Central Park, extending east to Lexington Avenue and 86th Street to the south.



STEVE DUNWELL / GETTY IMAGES

### Price range

The neighborhood is comprised of diverse housing stock from co-ops to single-family townhomes, and the cost of entry varies widely. "Prices range from \$399,000 to \$29.5 million. The average asking price for a co-op is \$3.8 million, \$5 million for a condo, and new developments are approximately \$6,200,000 with an average price per square foot of \$2,500," said Stacey Froelich of Compass Real Estate.

Carol Staab of Douglas Elliman Real Estate added that based on her research, single-family townhouses, arguably the most coveted type of real estate in the neighborhood, vary from \$6.3 million to as high as \$32.5 million.



The Reservoir at Central Park

Marco Antonio Monteiro / Getty Images

### Luxury amenities

As is common with most Manhattan neighborhoods, Carnegie Hill is populated with enough restaurants, cafes, and boutiques to create a world unto itself.

"Some of my favorite places to dine are Sarabeth's (set inside the boutique Hotel Wales) for brunch, Ristorante Morini (from chef Michael White) for the perfect pasta and, if in the mood for French, Pascalou," recommended Ms. Froelich. All three are on Madison Avenue.

Ms. Staab offered other Madison Avenue restaurants of note, including Eli's Essentials and Wine Bar from the iconic food market owner and Carnegie Hill resident Eli Zabar; Vico, an upscale clubhouse-style Italian restaurant; and Paola's a sophisticated local's favorite with outdoor seating.

Armani Junior, the French boutique Bonpoint, luxe U.K.-brand Caramel Baby & Child, and Jacadi Paris cater to the sartorial needs of the neighborhood's youngest residents. Fashion-forward adults can be found browsing the racks at Koos from Dutch designer Koos Van Den Akker; Christopher Fischer, known for cashmere sweaters; modern womenswear at Otte; and the resort wear line at Jack Rodgers.

However, both Ms. Staab and Ms. Froelich mentioned that what truly sets Carnegie Hill apart from the other Manhattan neighborhoods is the large concentration of elite private schools.

Within the neighborhood's 10 block radius you'll find The Dalton School (kindergarten through 12th grade); Chapin (girls, kindergarten through 12th grade); Nightingale-Bamford (girls, kindergarten through 12th grade); Spence (girls, kindergarten through 12th grade); Brearley (girls, kindergarten through 12th grade); Convent of The Sacred Heart (girls, kindergarten through 12th grade); and Regis High School (boys, high school).