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Spring fling: The 48 tristate developments hitting the market now

By [Zachary Kussin](#)



Clear skies fall on Waterline Square.
Noe & Associates

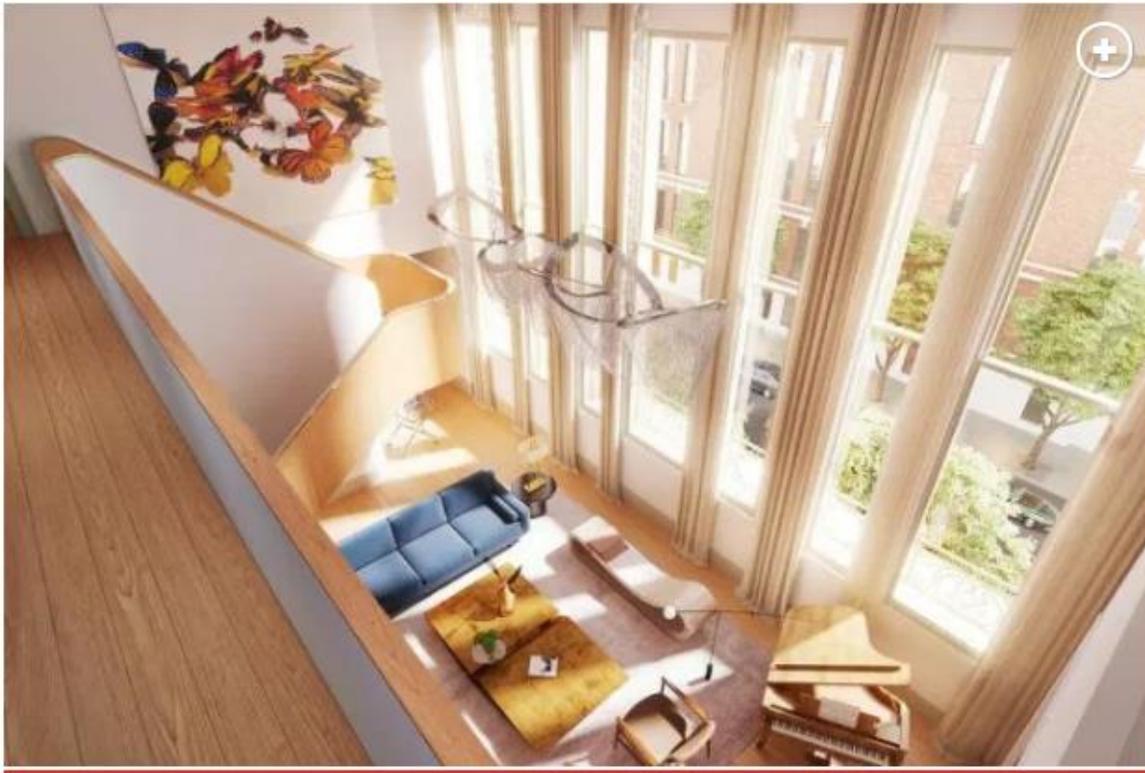
April showers may bring May flowers. But when it comes to real-estate development, it's actually years of planning and construction that have brought a bevy of new buildings to market this spring.

House hunters on the prowl for new digs now have dozens of condo and rental developments all over town — from Midtown to Sheepshead Bay, from Harlem to the sixth borough of Jersey City.

Whether you're looking to live in a big tower or a smaller boutique property, gain access to over-the-top amenities or simply cozy up behind a facade designed by a starchitect, we've got you covered.

Here, a look at all your options for spring and — if you're not quite ready to pull the trigger on a new home — a teaser for the properties due to hit the market this summer. Happy (house) hunting!

River Park



Cities-within-cities, concentrated areas with multiple buildings à la Hudson Yards and Manhattan West, continue to crop up around town — and yes, that includes developments in Brooklyn. Fortis Property Group's River Park — a nearly 1 million-square-foot, seven-building redevelopment of the former Long Island College Hospital site in Cobble Hill — just launched sales for its first phase, which includes the Polhemus Residences and the Polhemus Townhouses. The former, located inside the landmarked Polhemus Building, has 17 condo units. Designed by BKSK Architects, they have windows up to 16 feet high, ceilings reaching 21 feet in height and kitchens with Gaggenau appliances. Those two- to five-bedroom spreads range from 1,591 square feet to 3,693 square feet, with prices from about \$2.55 million to more than \$6 million. Meanwhile, the eight townhouses, designed by Douglas Romines, are located on Amity Street between Henry and Hicks streets. Two of them measure 20 feet in width, while the remainder stand at 16 feet wide. They'll have private elevators, two-story great

rooms, 20-foot glass walls that look out to gardens and Gaggenau-fitted kitchens. Their sizes run from 3,720 square feet to 5,300 square feet — and if you want in, you need to cough up at least \$5.99 million. The Polhemus Residences have amenities like a duplex fitness center, a billiards library and a roof lounge with views of New York Harbor. Townhouse owners can access those perks as part of an annual membership plan. The entire site is expected to be completed in 2022.

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