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GETTING FIRED UP

While spring and fall are real estate's high season, winter is an opportune time to buy—and cold weather certainly makes us want to nest. To that end, here are four standout listings, each with at least one working fireplace (yes, that oh-so-common-in-the-suburbs mantel is a big selling feature here in NYC), perfect for cozying up in as the temperature drops.

By Shira Levine

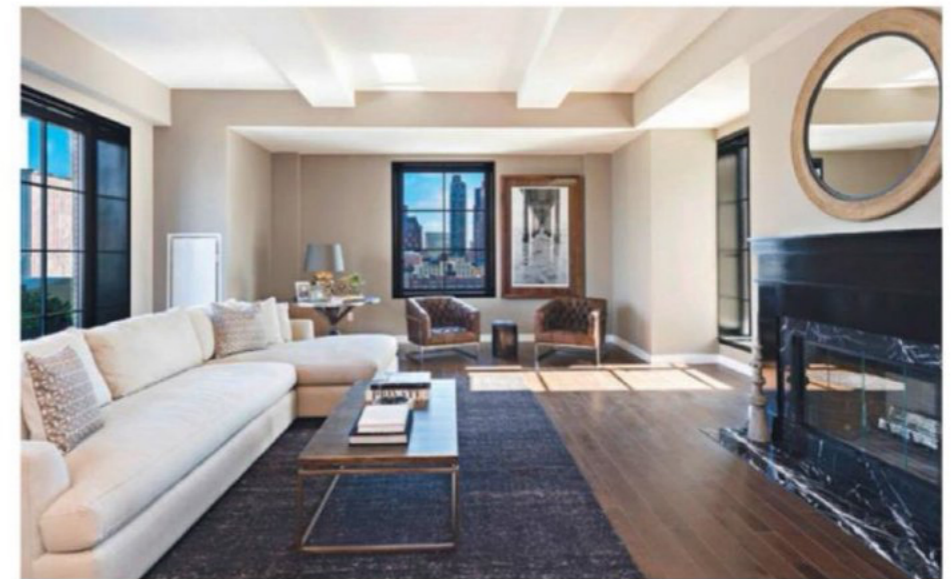
STELLA TOWER, 425 W. 50TH ST., PENTHOUSE D

The repurposed art deco Verizon building, designed by famous architect of yore Ralph Walker, has one very special abode that nourishes during harsh winter weather: Penthouse D, a lavish 3,455-square-foot, four-bedroom, 3 1/2-bathroom residence, is the only of Stella Tower's available units to boast its very own fireplace. "It's the ultimate space for winter entertaining," says Sotheby's Chris Poore. "It's easy to imagine a crowd around the dramatic setting of the fireplace." Whether inside by the marble hearth (outfitted with the latest Nest Learning Thermostat, of course) or outside bundled up (though it's up to the owner to outfit the two terraces, totaling 1,074 square feet, with heat lamps), views of the Hudson River and the glittering Manhattan skyline top off this Midtown winter wonderland. *Listed for \$13.995 million, sothebshomes.com*

140 FRANKLIN ST., PENTHOUSE C

Albert Wagner (architect of the famous Puck Building on Lafayette Street) built this six-story, Romanesque Revival and neo-Romanesque style prewar Tribeca building in 1887 for a wrapping-paper manufacturer. Then, in 2000, the building was converted to unleash 14 large and superprivate lofts, each kitted out with a Swiss-engineered low-profile radiant heating system, Runtal radiators and mahogany

DESIGN & REALTY
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HOT COMMODITIES
Clockwise from top left: A stately dining room in 24 E. 81st St.; the cozy living-room fireplace in 140 Franklin St. is sure to burn away the winter blues; the star of Stella Tower's Penthouse D is the living room's black marble fireplace.