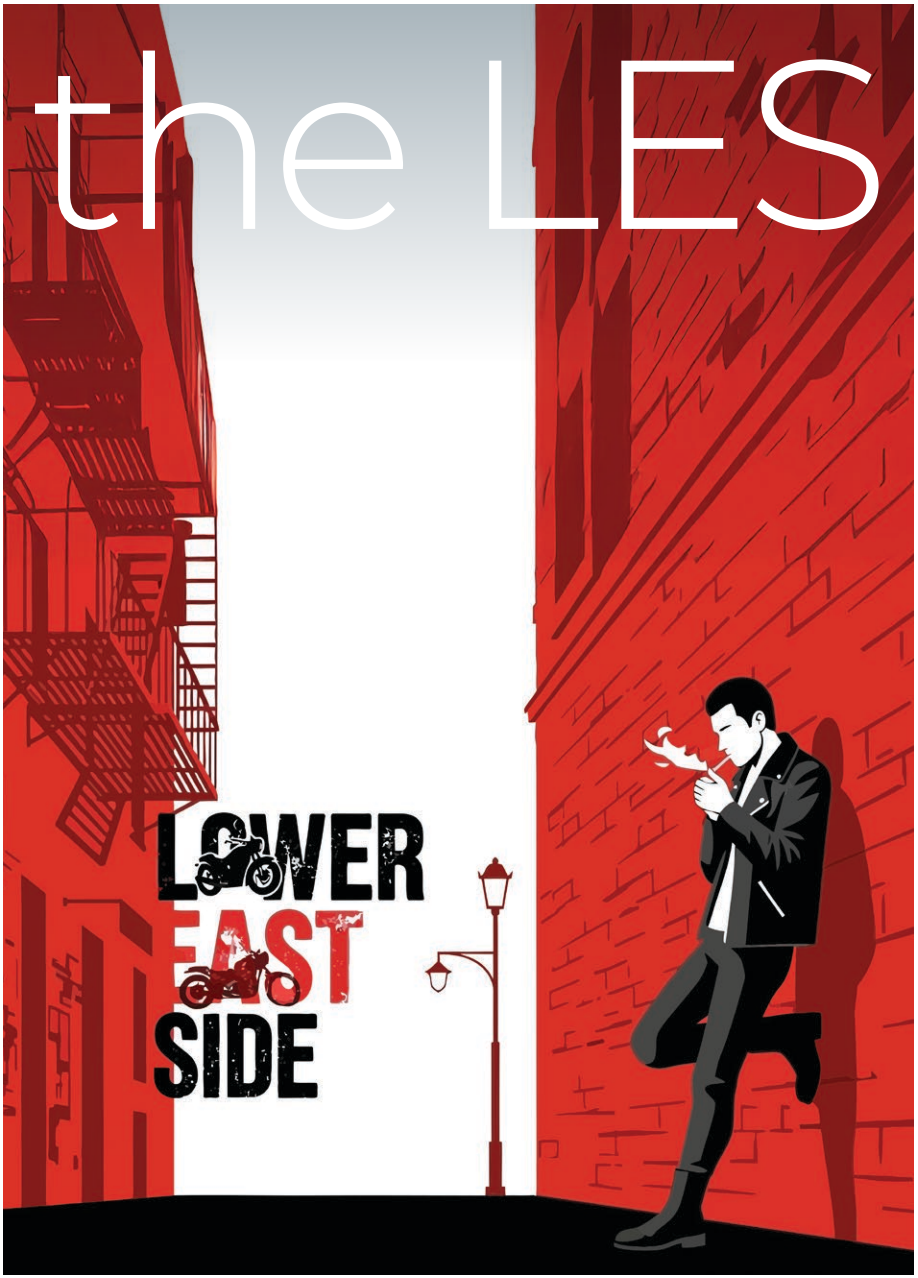
The Lower East Side's #1 Realtor December **2025**

the LES



Presented by **Jacob Goldman**
Issue #12

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25+ YEARS ON THE LOWER EAST SIDE



Dear Neighbors,

As 2025 comes to a close, I'm reminded how much can happen in a year — and how much this community continues to grow, evolve, and inspire.

From the launch of The LES Magazine to new faces joining our co-ops, it's been a year filled with stories worth celebrating. What makes this neighborhood so special isn't just the apartments or the skyline views — it's the people who care about where they live, who show up for their neighbors, and who keep the spirit of the Lower East Side alive and well.

As we head into a new year, my team and I remain deeply grateful to everyone who's trusted us — whether to buy, sell, rent, or simply stay informed about the community we all love.

Here's to a 2026 filled with connection, opportunity, and home.

Warmly,

Jacob Goldman
& the LoHo Realty team

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25+ YEARS ON THE LOWER EAST SIDE

Co-op Village Market Info

(As of 11/12/2025)



East River



Seward Park



Hillman



Amalgamated

Apartments Available per Month by Co-op

	JUNE	JULY	AUGUST	SEPT	OCT	NOV
East River	21	21	22	27	33	29
Seward Park	21	18	17	18	21	25
Hillman	10	10	7	6	4	7
Amalgamated	1	1	2	2	4	6

Closed Sales for 2025 Through October

East River	Seward Park	Hillman	Amalgamated
38	32	19	6

East River

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
5	1-bedroom without balcony	$469K - $575K
6	1-bedroom with balcony	$499K - $599K
3	1 bedroom, set-back terrace	$825K - $895K
2	2-bedroom without balcony	$775K - $850K
5	2-bedroom balcony	$775K - $1.05M
1	2-bedroom, 2 bath, set-back terrace	$2.1M
3	3-bedroom	$1.05M
1	3-bedroom, 2 bath, set-back terrace	$1.75M
3	breakthrough	$999K - $2.195M

Hillman

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	studio	$429K - $435K
1	1-bedroom	$575K
2	2-bedroom	$739K-$895K
2	3-bedroom	$1.1M

Seward Park

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
3	studio	$455K - $500K
3	1-bedroom without balcony	$699K - $725K
2	1-bedroom with balcony	$725K
3	1 bedroom, set-back terrace	$895K - $1.06M
7	2-bedroom without balcony	$879K - $1.295M
5	2-bedroom with balcony	$925K - $1.525M
1	3-bedroom	$1.51M
1	3-bedroom, 2 bath, set-back terrace	$2.095M

Amalgamated

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
1	1-bedroom	$575K
2	2-bedroom	$820K - $875K
1	3-bedroom	$1.295M
2	breakthrough	$1.599M - $1.87M

Eastwood

By Renee Gershman



Catty-corner from my building sits a true culinary gem of the Lower East Side: Eastwood, at 200 East Broadway on the corner of Clinton Street.

Eastwood is a fusion restaurant which brings together British and Israeli food and drink. The vibe inside is neutral colors, warm light, with wood furniture, very soothing. Much of the wall surface is devoted to a vinyl library, and the restaurant plays a wide range of rock and pop music, ranging from T. Rex to Blondie, and the music was set at a comfortable level for conversation. All of this makes for a warm and cozy atmosphere for hanging out with friends, dropping by for a drink, or a romantic date.

The menu is a mix of British favorites and Israeli classics, with quite a bit of creative mixing and matching. For example, their version of the classic British bar food, a Scotch Egg, is covered in a layer of falafel instead of the classic sausage. Served with a side of creamy sesame tahini, this dish is wonderful, fresh take on a British staple. I also enjoyed their lamb burger, which was spiced with cumin and served with fresh tzatziki sauce. The menu said it was served with chips, and I was pleased to find that "chips" meant French fries, British style, rather than potato chips. The plate was technically perfect, with a wide variety of flavors and textures, for a modern take on the classic American burger.

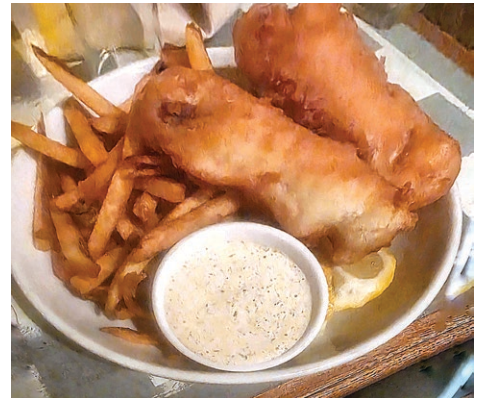


Their most well-known and most popular dish is the classic British Fish and Chips. The plate comes loaded with two beer battered fish fillets and had a huge portion of chips (again, French fries). Accompaniments included tartar sauce, malt vinegar, and wedges of lemons. It was just what you would expect from a first-class fish and chips shop across the pond.



Eastwood also offers a very nice beer selection, a cocktail program with different kinds of Spritzers, and a selection of soft drinks and mocktails. I enjoyed the Americano, which features Campari, sweet vermouth, and soda water. It was garnished with both an olive and a peel of orange.

Eastwood has become a neighborhood staple, bringing some semblance of permanence to the Lower East Side restaurant scene. Please come down and relax and sit a spell.





For more recommendation on restaurants contact me at renee.gershman@gmail.com or at Instagram at @reneegershman.

Happy Holidays !!!





Jacob Goldman
212-388-1115, info@lohorealty.com

TESTIMONIALS

★★★★★

Just closed on my first property ever with LoHo Realty and was so pleased with what a professional, friendly, and all-encompassing service they provided from seeing our future unit to the moment we got the keys. Having never been through this process, I had no idea how complex and intimidating it would be, but I felt like LoHo Realty was in my corner the entire time and that helped to reduce so much of the stress involved. Highly recommend!

-Mike A.

★★★★★

Jacob, Leora, Anaís and Samantha were a true pleasure to work with! They were friendly, communicative and knowledgeable. We felt well supported throughout our experience and would 100% work with them again :)

-Linda F.

★★★★★

LOHO realty, Jacob Goldman, and Leora Shulman are extremely knowledgeable, patient, and thorough real estate professionals who guided me and my family through the process of selling our apartment from start to finish.

-Michael W.

★★★★★

Thanks to Jacob and Leora and the whole team at Loho Realty, my husband and I found our dream apartment in the lower east side. Thanks to their expert guidance and friendly advice, we were able to find the perfect place for us and close on the purchase within 6 months of our very first contact with Noho Realty. No other realtor is as dedicated to and trusted by the lower East side neighborhood buildings. Thanks guys! You are awesome!

-Jessica A.

★★★★★

Leora and Jacob at LoHo realty treated me like family. They took me in when I was literally out of options and walked with me every step of the way. My situation was beyond complex, and they were personable, patient, and diligent. Literally sent from God to help me. I recommend LoHo Realty to those who are looking for people who will pay attention to every detail as well as deal with you as an individual with individual needs. They'll go to bat for you. I appreciate people who work in these professions of service and see it as more than job, who realize they are literally handling people's lives. Can't say enough good things! Also, this is NYC... finding a place to live is like finding a needle in a haystack the size of the earth. It's impossible. So, they are miracle-workers too :)

-Megin W.

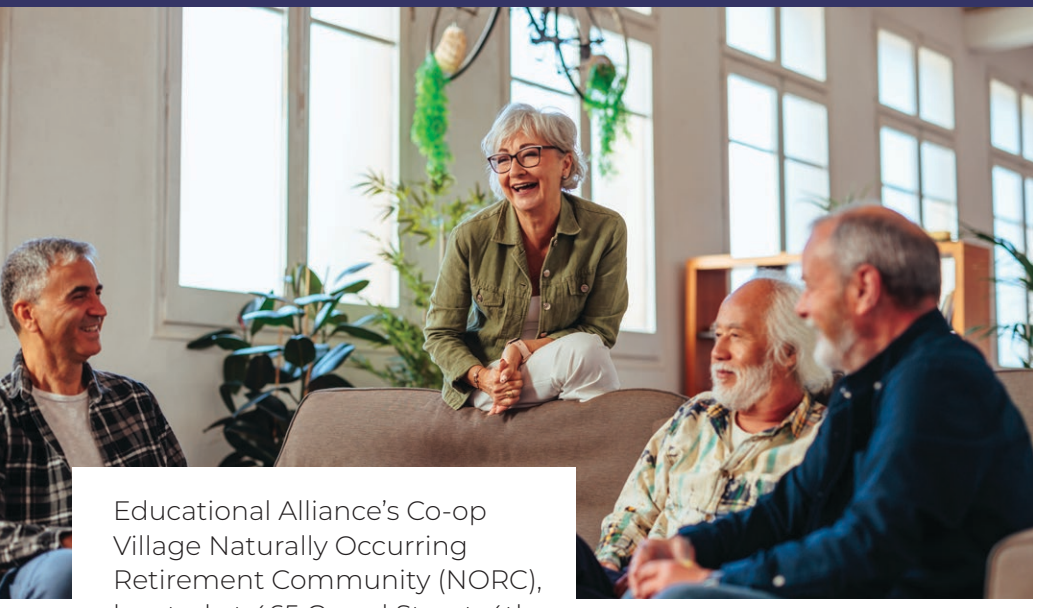
★★★★★

Over 140 5-Star Reviews

#1 IN CO-OP VILLAGE

LOHO Realty

Co-op Village NORC | Educational Alliance



Educational Alliance's Co-op Village Naturally Occurring Retirement Community (NORC), located at 465 Grand Street, 4th floor, is a social services program for adults over 60 residing in the East River, Seward Park, and Hillman Co-ops. The NORC, in conjunction with our partners, assists older New Yorkers to successfully "age in place" by providing responsive social work and nursing support services as well as opportunities to engage in dynamic educational, social, and arts-related programming.

Our Core Services Include:

- Case Management
- Social Work/ Nursing Services
- Arts/Social/Cultural Programming
- Fitness Programming

CO-OP VILLAGE NORC
EDUCATIONAL ALLIANCE

We are here to support you in any way we can!
Call (646) 395-4505 to learn more about joining our vibrant community or visit our website at **MannyCantor.org/NORC.**

WIN ONE OF FOUR $25 Gift cards to:

Eastwood

Eastwood is a cozy, neighborhood-bar turned restaurant tucked into the Lower East Side blending laid-back charm with craft beer, wine, and vinyl records. The menu features creative Israeli-and-Scottish-inspired small plates — think falafel-crusted Scotch eggs and a standout lamb burger — all served in a stylish space designed by musician-owners, Shivan Harlap & Andrew States, with reclaimed bike rims and cement-tile floors inspired by Tel Aviv.



Photo credit: (IG icon) @eastwood221

LoHo Realty is giving away FOUR $25 gift cards to Eastwood:

221 East Broadway / 200 Clinton St
New York, NY 10002
212-233-0124
sivandrewinc@gmail.com

Hours of Operation
Monday - Friday; 4pm - 12am
Saturday & Sunday; 2pm - 12am

Entering is simple and quick!

How to Enter:

Email us at: giveaway@lohorealty.com
Deadline to enter: *December 31, 2025*
Make sure to include your name, phone number and mailing address with your entry. Winners will be chosen at random and contacted via email/phone.

Terms & Conditions: *One entry per person. One gift card per winner. Four winners in total.*



For more than two decades, architect Gregory Colston has called the Lower East Side home — not just as a resident, but as a community member.

by Leopold Fechtner

Over 21 years, his firm Gregory Colston Architect has renovated more than 100 neighborhood apartments and many more citywide, long enough that the first apartment he renovated at 268 Grand (J2002) has since been bought, demolished, and combined again for another client of GCA. Greg has raised his three children between East River and Seward Park, and his youngest still attends NEST+M. "With each child came a renovation and a slightly larger apartment" says Greg. "Soon enough we'll be going in the opposite direction" referencing a forthcoming downsizing, but he is clear there is no chance of leaving the co-ops.



Greg understands the brilliance of the Lower East Side co-ops, noting "These buildings are incredibly well-run. The management companies keep operating costs low (please don't write him he says with a laugh) while maintaining amenities that rival luxury developments." "You get light-filled, renovation ready apartments with parking, safe playgrounds, retail and flip revenue, a community of unpretentious, creative, and friendly neighbors — all at the best cost per square foot and oh yeah, surrounded by the best restaurants in town and the river. It's fantastic."



Gregory Colston Architects operates out of the top floor of the Apple Bank building, keeping the team central to the neighborhood. Greg embraces the importance of relationships in his work, saying "Many of my clients become friends. When you gut-renovate someone's home, it's a deeply personal experience. There's trust, vulnerability, and often large



Construction Documentation, Bidding and Negotiation, Contractor Selection and Construction Management. The GCA team is with you the entire way.

“We’re approachable,” Colston says. “Call us before you buy and we’ll give you sound advice. We know what’s possible, we have real-time data on costs, and we can identify value for your project.”

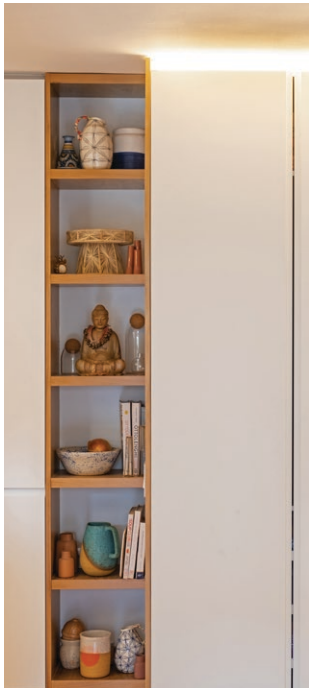
On Grand Street the results speak for themselves. Showcased in this issue is Colston’s current home in Seward, a project that embodies the GCA approach: a balance of modernity, warmth, and timeless design. A beautifully detailed kitchen and functional storage solutions make it both livable and enduring. Every surface has been touched with natural materials of stone and wood, and the lighting is soft and indirect, creating an oasis and a calming interior environment.



From modest renovations to full-scale, high-end renovations, GCA works for the people of the Lower East Side.

Greg is serious about that free advice. If you have questions about renovating your space please do not hesitate to call **(212) 804-6279,** email **Info@glcolston.com**, or just say hi on the street.

Additional GCA projects can be found at www.glcolston.com or www.Houzz.com or in Instagram @gregorycolstonarchitect



financial stressors — we see it as our responsibility to add calm and control to that process for our clients”

Greg and his team describe themselves as “a low-ego, client-driven practice.” The firm’s process begins with intaking clients’ words, images, aspirations, and anxieties, before synthesizing those with design, budget, materials, and labor. “Our projects are designed to stay on budget,” Greg emphasizes. “We take our fiduciary responsibility very seriously. When done correctly, your renovation costs should be more than covered by the equity you create in the process.”

Greg maintains relationships with a host of contractors offering competitive pricing, high quality work, and years of experience with co-op renovations. GCA’s services range from Building management and Department of Buildings approvals to full-service architecture services. GCA provides Schematic Design through





When Is a Bedroom *Not* a Bedroom in New York City?

by Jacob Goldman



If You've Ever Been Shown a "Three-Bedroom" That Felt More Like Two and a Half...

Welcome to New York real estate.

In a city where square footage is treated like currency, the word bedroom gets stretched, shaped, and redefined more often than a rent-stabilized lease renewal.

One broker's "third bedroom" might be another person's "oversized closet."

But in the eyes of the law, there's no wiggle room — a bedroom has a legal definition, and knowing it can save you from a world of trouble when buying, selling, renting, or renovating.

1. A Bedroom Must Be a "Habitable Room"

Under NYC law, only "habitable rooms" can qualify as bedrooms. A habitable room is a residential space where the ordinary functions of life occur — bedrooms, living rooms, kitchens, studies, and similar spaces. Hallways, closets, stairways, bathrooms, and laundry rooms are not habitable rooms. [1]

2. Minimum Size Requirements

A legal bedroom must meet strict minimum size standards:[2]

- At least **80 square feet** of clear floor area
- At least **8 feet** in any horizontal dimension

- A **ceiling height of 8 feet** for the minimum required area

Exceptions:

- In apartments with three or more bedrooms, up to half may have a minimum width of **7 feet.**[3]
- A smaller room (minimum **70 square feet**) is allowed if it opens into another room by at least **60 square feet** and meets lighting and ventilation standards.[4]

Takeaway: A "bonus room" might look great in a listing — but if it doesn't meet these measurements, it isn't legally a bedroom, and that can affect both resale and financing.

3. Window and Ventilation Requirements

Every legal bedroom must have proper light and air:[5]

- A window opening onto a street, yard, or court on the same lot
- Window area at least 10% of the floor area
- Openable portion at least 5% of the floor area
- Minimum window opening size: **12 square feet**

Key point: No window = no bedroom, legally.

That "interior room" with no natural light? It can't be called a bedroom, no matter how creative the listing description gets.



4. Privacy Rules: Bedrooms Must Be Accessible Without Passing Through Another Bedroom

In apartments with three or more rooms, bedrooms must have direct access:

- You must be able to enter each bedroom without walking through another bedroom.[6]
- In converted buildings, at least one bathroom must be accessible from any bedroom without passing through another bedroom.[7]

That means the old "railroad" layout — where you have to walk through someone's room to get to yours — often won't qualify legally.

(continued on page 18)

(continued from page 17)

5. Bathroom Requirements Within Apartments

NYC law also requires that each apartment contain its own bathroom facilities:

- Every apartment must have a **private water-closet compartment** (a room with a toilet), separate from other apartments.
- In most cases, a separate bathroom or bathtub must also be provided.
- These must be properly connected to water supply and drainage systems and be accessible from within the apartment.[8]

Takeaway: Even if the bedroom itself meets legal size and window standards, the apartment must also meet overall bathroom requirements to comply with housing law.

6. No Closet Requirement

Contrary to popular belief, **a bedroom doesn't need a closet.**

So if you're touring a prewar co-op or loft and wondering whether that minimalist room "counts," the answer is yes — as long as it meets the space, light, and access rules.

7. Studios and Living Rooms: Larger Minimums Apply

If a living room doubles as a sleeping space (as in a studio), it must be larger: at least **132 square feet** for the primary living area in a Class A apartment.[9]

This keeps landlords and sellers from marketing micro-units as full studios.

Why Bedroom Compliance Matters

Valuation:
The legal bedroom count directly affects an apartment's market value. Overstating the number of legal bedrooms can inflate prices and create issues during appraisals or sales.

Renovation Potential:
Adding a bedroom requires full compliance with minimum size, window, and access rules. Illegal conversions can reduce value and create liability.

Resale & Rental Risks:
Marketing a non-compliant room as a bedroom can trigger fines, lawsuits, or rescinded sales.

Compliance Costs:
Fixing a non-compliant space — like adding a window or expanding a wall — can be costly and may require Department of Buildings permits.





The Bottom Line

In New York City, a "bedroom" is more than a place to put a bed — it's a legal classification that can make or break a deal.

Before you sign, renovate, or list, make sure the rooms in question actually qualify.

If there's any doubt, speak with an architect or a real estate attorney who understands New York's housing code. It's one conversation that can save you thousands — and a lot of sleepless nights.

Information in this article is drawn from the New York City Administrative Code and the New York State Multiple Dwelling Law. For further details, readers can refer directly to the cited laws or consult a qualified professional.

If you have any questions about whether a space qualifies legally, or if you're considering renovations to maximize your apartment's value, consult with a qualified real estate attorney or architect before making a decision.

Article was inspired from a discussion with Barry J. Weidenbaum, Esq., Weidenbaum & Harari, LLP.

Sources:

[1] NYC Admin. Code § 27-232
[2] Id. § 27-751; NY CLS Multiple Dwelling Law § 31(2)(b)–(d)
[3] Id.; NYC Admin. Code § 27-751(c)
[4] Id. § 27-751(a)
[5] Id. §§ 27-2058 et seq.
[6] NY CLS Multiple Dwelling Law § 82
[7] Id. § 179
[8] Id. § 76
[9] NY CLS Multiple Dwelling Law § 31(2)(a)

Quick Bedroom Legality Checklist

Before calling any room a bedroom in New York City, make sure it passes these five key tests:

1. Size Matters
- At least **80 sq. ft.** of clear floor space
- Minimum **8 ft.** in any direction
- Ceiling height: **8 ft.** (or higher)

2. Let There Be Light
- Must have a **window** to a street, yard, or court
- Window = at least **10% of floor area**
- Openable portion = **5% of floor area**

3. Privacy Counts
- Each bedroom must be **accessible without** walking through another bedroom.
- Bathroom access must also be possible without going through someone's room.

4. No Closet? No Problem.
Closets aren't required by law — only **space, light, and air** are.

5. Studios Play by Different Rules
If it's a studio, the main living/sleeping area must be **at least 132 sq. ft.**

#3 IN NYC
BY DEALS CLOSED

TOP 0.25% NATIONWIDE
VERIFIED BY REALTRENDS

These aren't marketing claims. They're independently verified numbers. But while rankings are nice, the real reward is being trusted by longtime neighbors and by new faces discovering the LES for the first time. Helping people move within our community — and move *into* it — is what this work is all about.

Dear Neighbors,

I was recently named to the RealTrends Verified Honor Roll — ranked #3 in New York City by number of closed sales, and among the top 0.25% of agents nationwide.

These rankings are based on real data, not marketing fluff — which is nice. But the truest recognition is being trusted by people right here in the Lower East Side — whether they've lived here for decades or are just discovering it for the first time.

From first showings to final signatures, my team and I are here to do the work — with clarity, experience, and care — so your goals become real results. No gimmicks.

Thank you for continuing to trust us — and for making this neighborhood what it is.

Jacob Goldman

Founder & Broker, LoHo Realty
LoHoRealty.com · 212-388-1115

Find Out What Your Place is Worth

scan

Featured Listings

#1 IN CO-OP VILLAGE LOHO Realty



568 Grand Street, J406/407

5 Bedroom | 2 Bathroom | 2 Balconies | Price: $1.795M | Maint.: $3,044

3 Bedrooms



577 Grand Street, F1904

3 Bedroom | 2 Bathroom | Terrace | Price: $1.75M | Maint.: $2,071

BREAKTHROUGH OPPORTUNITY



504 Grand Street, E52/53

5+ Bedroom I 2+ Bathroom | Price: $1.870M | Maint.: $3,030

3 Bedrooms



504 Grand Street, E53

3 Bedroom | 1 Bathroom

Price: $1.295M | Maint.:$1,904

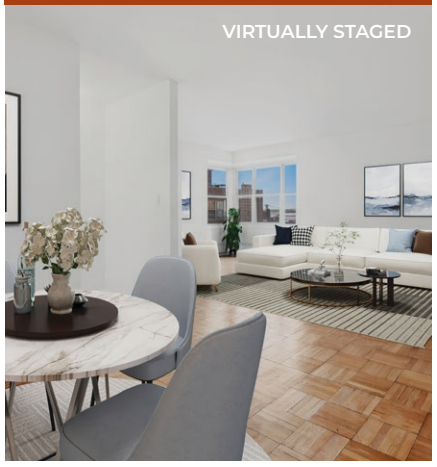
Listing status as of 11/12/2025. For updated listings, visit lohorealty.com.

Listing status as of 11/12/2025. For updated listings, visit lohorealty.com.

Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25+ YEARS

3 Bedrooms



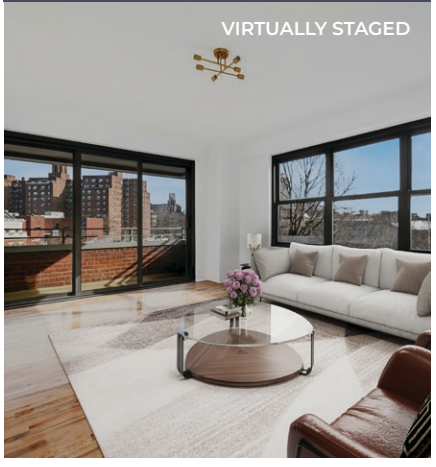
575 Grand Street, E1105
3 Bedroom | 1.5 Bathroom
Price: $975K | Maint.: $1,849

3 Bedrooms



575 Grand Street, E605
3 Bedroom I 1.5 Bath
Price: $975K | Maint.: $1,842

2 Bedrooms



268 East Broadway, A307
2 Bedroom | Balcony
Price: $1.075M | Maint.: $1,447

2 Bedrooms



573 Grand Street, D1406
2 Bedroom | Balcony
Price: $1.05M | Maint.: $1,568

Listing status as of 11/12/2025. For updated listings, visit lohorealty.com.

2 Bedrooms



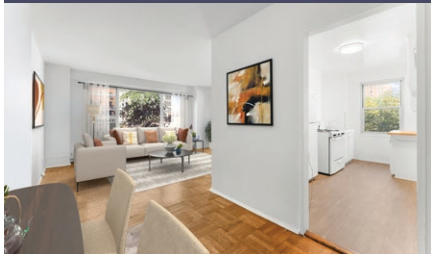
385 Grand Street, M705
2 Bedroom | Price: $975K | Maint.: $1,411

2 Bedrooms



383 Grand Street, M505
2 Bedroom
Price: $959K | Maint.: $1,387

2 Bedrooms



573 Grand Street, D307
2 Bedroom | Balcony
Price: $795K | Maint: $1,515

2 Bedrooms



477 FDR Drive, M206
2 Bedroom | Balcony
Price: $775K | Maint: $1,532

2 Bedrooms



453 FDR Drive, C205
2 Bedroom
Price: $775K | Maint.: $1,380

Listing status as of 11/12/2025. For updated listings, visit lohorealty.com.

Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25+ YEARS

1 Bedroom



568 Grand Street, J1804
1 Bedroom | Double-width Terrace
Price: $825K | Maint.: $1,430

1 Bedroom



477 FDR Drive, M1702
1 Bedroom
Price: $550K | Maint.: $1,088

1 Bedroom



575 Grand Street, E506
1 Bedroom I Balcony
Price: $550K | Maint.: $1,229

1 Bedroom



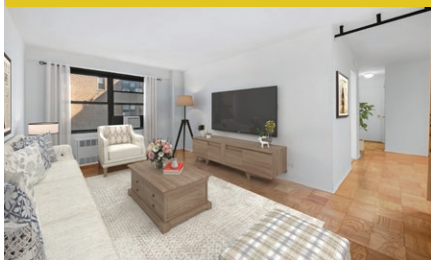
550 Grand Street, H1B
1 Bedroom
Price: $575K | Maint.: $1,080

1 Bedroom



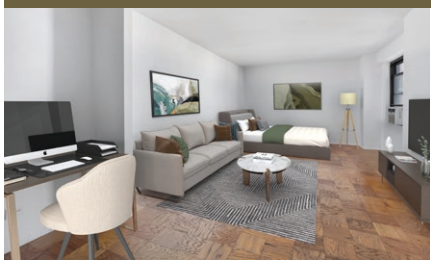
504 Grand Street, E52
1 Bedroom
Price: $575K | Maint.: $1,126

1 Bedroom



266 East Broadway, B1905
1 Bedroom
Price: $699K | Maint: $1,050

Studio



210 East Broadway, H1602
Studio (Full-Kitchen)
Price: $499K | Maint.: $809

1 Bedroom



570 Grand Street, H1504
1 Bedroom | Balcony
Price: $565K | Maint.: $1,250

1 Bedroom



570 Grand Street, H507
1 Bedroom | Balcony
Price: $560K | Maint.: $1,242

Studio



550 Grand Street, J8D
Studio
Price: $435K | Maint.: $811

Coming Soon

East River
1 Bedroom
2 Bedroom

Hillman
1 Bedroom
2 Bedroom

Seward Park
1 Bedroom
5+ Bedrooms, 3 Baths

Listing status as of 11/12/2025. For updated listings, visit lohorealty.com.

Listing status as of 11/12/2025. For updated listings, visit lohorealty.com.

11 in contract including...

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25+ YEARS



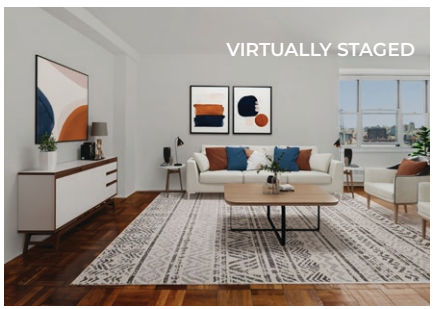
477 FDR Drive, M103/104
4+ Bedroom | 2+ Bathroom | 2 Balconies
Price: $1.495M | Maint: $2,745



457 FDR Drive, A604
2 Bedroom | Balcony
Price: $895K | Maint.: $1,535



577 Grand Street, F504
2 Bedroom | Balcony
Price: $850K | Maint.: $1,528



477 FDR Drive, M1605
2 Bedroom
Price: $725K | Maint.: $1,411

Listing status as of 11/12/2025. For updated listings, visit lohorealty.com.



550 Grand Street, J2F
2 Bedroom
Price: $709K | Maint.: $1,443



575 Grand Street, E1806
1 Bedroom I Balcony
Price: $649K | Maint.: $1,266
*We represent the buyer



475 FDR Drive, L2104
1 Bedroom I Balcony
Price: $615K | Maint.: $1,267



575 Grand Street, E1004
1 Bedroom | Balcony
Price: $585K | Maint.: $1,198



212 East Broadway, G1602
Alcove Studio
Price: $475K | Maint.:$659

Listing status as of 11/12/2025. For updated listings, visit lohorealty.com.

Puff Pastry

By Renee Gershman

The holiday season is fast approaching, so for this issue I am featuring a versatile ingredient that works for a huge number of festive dishes: Puff Pastry. This is really the unsung hero of the holiday season, for it is readily available, flexible, buttery, and always makes a statement. Today I am going to give you a dessert recipe and an appetizer, but puff pastry can be shaped into any number of forms, and I encourage you to find your own way.

Although Puff Pastry is comprised of nothing but flour, water, butter, it is difficult to make from scratch, because it consists of thin layers of dough separated by sheets of butter. The interesting technical point about Puff Pastry is that the dough has no chemical leavening agent, meaning no baking soda or baking powder. Instead, Puff Pastry get its rise through steam. As it bakes the butter releases water which becomes steam, and it is this, in between the butter layers of dough, which creates the "Puff" in Puff Pastry.

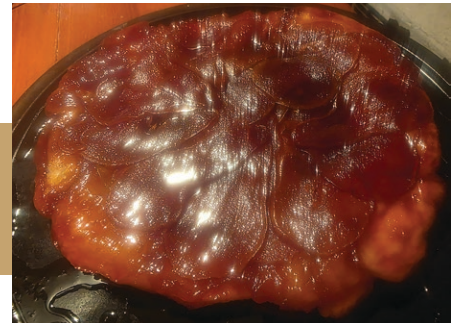
Thankfully, it is readily available at most grocery stores. Trader Joes All Butter Puff Pastry is rich, buttery, and a great value. But the grand dough of them all



is Dufour, thanks to a superior butter which yields a fine rich texture, and a flaky, delicious dough. Please note all these brands are great and represent a wide range of price points. Companies like Pepperidge Farm produce a dairy free, vegan version, a great alternative for people on restricted diets

The fillings below provide both sweet and savory examples, using Nutella and orange zest for the former, are pesto and parmesan for the latter, and but you can substitute cookie butter, fig jam, or even olive tapenade. The important point is to make the fillings thin and easily spreadable, and intensely flavorful to cut through the butter.

The sweet recipe is a classic French dessert, French Tart Tatin. It is made with common ingredients, and you can use a variety of fruits including apples, peaches, or plums. Feel free to customize the Tart Tatin to the flavors your family or guests prefer.





You can use these recipes as desserts, appetizers, and last minutes housewarming gifts. I wish you and your family a very happy and healthy holiday season.

PEAR TART TATIN

Ingredients

4 Pears sliced very thinly
(I recommend using a mandolin)

2 tablespoons of fresh citrus juice

¾ cup of sugar

4 tablespoons of unsalted butter

1 sheet of Puff Pastry

Directions

In a bowl, coat the thinly sliced pears with citrus juice. The citrus juice adds freshness and prevents the fruit from turning brown.

Put a thin layer of sugar in a shallow stovetop/oven safe dish. Heat the sugar until it melts and turns a golden color. Let cool.

On top of the melted sugar, arrange the pear slices into a pretty pattern.

Place cubed butter all over the sliced pears.

Place the puff pastry over the pear and butter and make it fit over the mixture.

Bake for 20 minutes AT 375 degrees until the puff pastry is golden brown.

Let cool for 15 minutes.

Using oven mitts, pick up the pan and turn it upside down onto a plate. Let the Tart Tatin drop onto the plate.

Serve with Crème Fraiche.

PESTO PUFF PASTRY APPETIZER

Ingredients

¾ Cup store brought or homemade pesto

1 sheet of Puff Pastry

¼ cup Parmesan Cheese, finely grated

Directions

Preheat oven to 400 degrees

Unroll puff pastry sheet and brush a thin layer of pesto over the sheet. Leave a ½ inch border (the filling gets pushed to edges as you roll the dough up, see below).

Sprinkle with Parmesan cheese.

Roll up the sheet of dough along the long edge. Refrigerate for at least 30 minutes.

Take out, and place in a 9-inch cake pan

Bake till golden brown. Let cool.

Garnish with marinated mozzarella and mini tomatoes.

If you have any questions about restaurants and food, contact me at renee.gershman@gmail.com or Instagram @reneegershman

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Cheers to 2026! Wishing you and your loved ones a happy and healthy New Year

Jacob, Samantha, Leora, Anaís



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