

Raise a Glass: 15 new condo developments that toast to built-in wine storage

By [CityRealty Staff](#) | From [Future New York](#)

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Kitchen with undercounter wine fridge (Credit Gallery KBNY <https://www.gallerykbny.com/post/hidden-costs-renovating-estate-condition-nyc-pre-war-apartment>)

After navigating the quirks of New York City’s real estate market and closing the deal, buyers can finally begin to settle into the rhythms of their new neighborhood and city life. That means everything from mastering the subway to discovering local dining and entertainment spots.

One surprise for newcomers from other states may be New York’s restriction on wine sales in grocery stores. In a rule dating back to Prohibition, New York is one of just ten states that does not permit wine sales in supermarkets. While some state lawmakers continue to push for reform—and polls show 75% of New Yorkers support the change—independent retailers argue that it would hurt small wine shops and favor mass-market brands over smaller, often local producers, including those from the Finger Lakes.



Wine store on 5th Avenue in Park Slope

Regardless of where one buys wine, proper storage is key to optimal enjoyment. Recognizing this, many residential developers and designers are incorporating wine storage into their offerings. Some buildings provide temperature-controlled wine rooms as part of the amenity package, while others are going a step further.

Wherever one buys wine, proper storage is key for optimal enjoyment. In recognition of this, several residential developers and designers seek to make wine storage as easy as possible. Some buildings offer dedicated, temperature-controlled wine storage as part of their amenity packages, while others have gone one step further such as amenity wine tasting rooms and cellars.



Front & York residents have a shared amenity wine room, with private wine lockers



Residents' wine room and wine cellar at 180 East 88th Street

In regards to in-unit storage options, undercounter wine fridges can cost as little as a few hundred dollars, however, proper installation in a multi-family apartment building involves careful consideration of space, electrical requirements, and noise—factors that become even more complex when [neighboring units are involved](#). As a result, some designers are choosing to integrate wine refrigerators into kitchens during construction, treating them as essential appliances rather than optional add-ons.

In a city where storage is always at a premium, built-in wine fridges solve multiple problems. They preserve counter and fridge space, keep bottles stored at proper temperatures, and help maintain the flavor and quality of wines over time. Brands like [Vinotemp](#) note that storing wine in a traditional refrigerator is far from ideal due to excessive cold and unwanted odors, making specialized wine fridges a more thoughtful solution.

Modern wine refrigerators offer advanced features to ensure optimal storage conditions:

- **Dual-Zone Temperature Control:** Allows for separate storage temperatures for red and white wines, catering to diverse collections.
- **UV-Protected Glass Doors:** Protects wine from harmful light exposure, preserving flavor and aroma.
- **Humidity Control:** Maintains appropriate moisture levels to prevent corks from drying out, which can lead to oxidation.
- **Vibration Reduction:** Minimizes disturbances that can affect the aging process of wine.



Integrated wine fridge at 35 Hudson Yards

Beyond function, wine refrigerators lend a touch of quiet luxury to a kitchen—especially when matched with other high-end appliances from names like [Sub-Zero](#), [Miele](#), and [Marvel](#). They also enhance convenience: when entertaining, it's far easier to access a kitchen fridge than to retrieve a bottle from a building's communal wine cellar. And for those who don't drink wine, these fridges are surprisingly versatile. According to [Wine & More](#), they're ideal for storing cheese, charcuterie, chocolate, or even skincare products.

Below, we highlight new developments across the city that include wine refrigerators in their appliance packages. For serious collectors, we've also rounded up a few listings with more substantial storage options.

NEW CONDO DEVELOPMENTS WITH INTEGRATED WINE FRIDGES

96+Broadway

15 availabilities from \$1.92 million

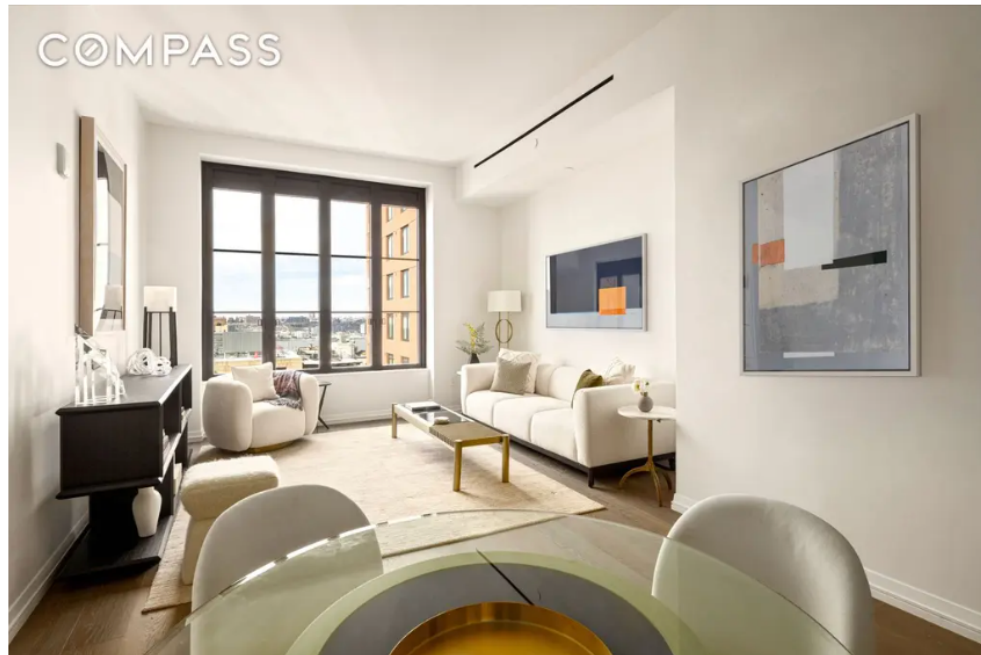


96+Broadway (Compass)

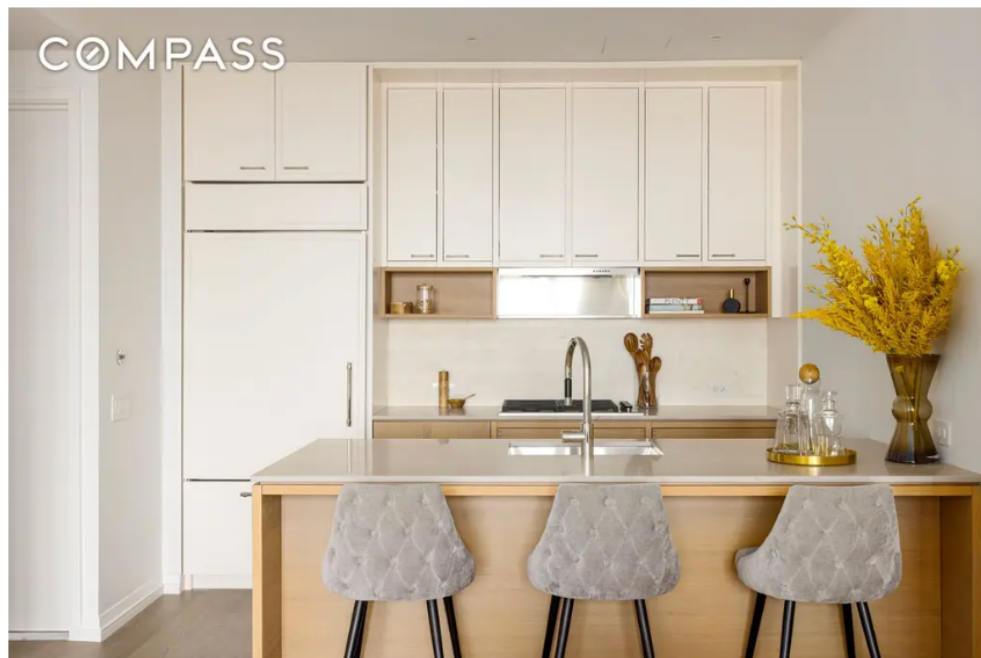
96+Broadway, #17E

\$2,595,000

Broadway Corridor | Condominium | 2 Bedrooms, 2.5 Baths | 1,210 ft²



96+Broadway, #17E (Compass)



From the Listing: *Introducing Residence 17E, a gracious 2-bedroom, 2.5-bath home with 10'8" ceilings, and floor-to-ceiling casement windows that provide western views that include the Hudson River and beautiful sunsets. The top-of-the-line kitchen's stainless steel appliances include Sub-Zero refrigerator, dishwasher and wine cooler, Wolf gas cooktop and speed oven, Broan ventilation hood, and deep undermount sink with insinkerator. **12 months of free common charges on contracts signed through June 30, 2025.** [See floor plan and full details here.](#)*

<https://www.cityrealtor.com/nyc/market-insight/features/future-nyc/raise-glass-15-new-condo-developments-toast-built-in-wine-storage/58422>