

REAL ESTATE

For \$28 Million, Another Perch at One57

Big Ticket

By VIVIAN MARINO AUG. 21, 2015

A sprawling aerie on the 67th floor of One57, Extell Development's glassy-blue skyscraper, where the city's priciest transaction for a single residence took place earlier this year, sold to an undisclosed buyer for \$28,005,375 and was the most expensive sale of the week, according to city records.

No. 67B, a 4,116-square-foot sponsor unit at 157 West 57th Street, occupies half the floor and includes three bedrooms and three and a half baths, along with a huge grand salon. Monthly carrying costs total \$8,895, according to the listing on StreetEasy.com, and the most recent asking price was \$29.5 million. The other, slightly bigger three-bedroom on the floor, 67A, sold in March for \$30.04 million, weeks after a duplex penthouse sold for a record \$100.47 million.

Cathy Franklin and Alexis Bodenheimer of the Corcoran Group represented the buyer, whose identity was shielded by the limited liability company Tower 67B. He or she will have spectacular Central Park and cityscape views and amenities available from the Park Hyatt New York hotel at the building's base.

In last week's second-largest transaction, according to city records, a five-story townhouse on a prime tree-lined street on the Upper West Side, a quick stroll from

Central Park and with its own abundant outdoor space, was sold by a local real estate investor and developer for \$18,355,000.

Spruce Capital Partners, with offices on Madison Avenue, had bought the 20-foot-wide house at 42 West 71st Street near Central Park West in 2011 for \$6.345 million, then commissioned an extensive renovation with Dirk Denison Architects that converted the building from multifamily rentals into a spacious and luxurious single-family residence with 8,560 square feet of space inside and 1,700 square feet outside.

The townhouse was returned to the market in 2013 for \$23.5 million, and earlier this year reduced to \$19.95 million. David Kornmeier of Brown Harris Stevens was the listing broker. The annual property taxes are around \$76,000, according to Robert Schwartz, a founder and principal of Spruce Capital. Mr. Schwartz said a confidentiality agreement prevented him from discussing the buyer, identified in city documents as GFF Investment LLC.

The transformed 1910 townhouse, with a preserved front facade and a distinctive L-shape front stoop, has a contemporary interior aesthetic and a new glass facade in the rear. Its myriad modern flourishes include an elevator that serves every floor, from the finished basement with its 1,000-bottle wine cellar to the top level; Lutron lighting; a 14-zone HVAC system; and wiring for “smart home” technology.

Among the house’s 17 rooms are five bedrooms and seven and a half baths, along with a formal dining room and a den on the garden floor and a large living room and a sunroom on the parlor level. The master suite, on the third floor, has a 7-by-14-foot dressing room and a study. The bountiful outdoor space includes a terrace off a rear fourth-floor bedroom, a rear planted garden off the garden-floor breakfast room, and a roof deck with a fully equipped wet bar with gas/electric service. Big Ticket includes closed sales from the previous week, ending Wednesday.

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