

OBSERVER

October 7, 2015

New and Noteworthy

REAL ESTATE

Townhouses

re



74 Washington Place.



238 East 68th Street.



1 Centre Market Place.



109-125 King Street.



20 Sullivan Street.

PHOTOS: FROM TOP LEFT, COURTESY CORE; COURTESY KELLER WILLIAMS INC.; COURTESY PROPERTY MARKETS GROUP; COURTESY DOUGLAS ELLIMAN; COURTESY CORE

New and Noteworthy

A selection of exceptional townhouse listings

BY MORGAN HALBERG

THE TOWNHOUSE MARKET HAS ALWAYS APPEALED to a certain kind of buyer—one attracted to formal living, period detail, outdoor space and the like. Recently, however, the townhouse market has appeared to expand somewhat. Part of this, perhaps, can be seen as due to an influx of brokers marketing townhouses. In the past, “most brokers wouldn’t sell townhouses, because they didn’t know about them and it’s kind of a specialty,” said Douglas Elliman broker George van der Ploeg, who specializes in townhouses. “Now, as prices are going up, more and more non-townhouse brokers are getting into townhouses, because it is so lucrative.”

But the definition of townhouse has also morphed (see “Past Imperfect,” page 26); no longer are they necessarily convenience-challenged structures from a previous century. “People have always gravitated towards apartments, and not townhouses, because of services. Now, there is a new service, called virtual doormen—before, there was a big worry for townhouses as to how you are going to get the delivery without a doorman, but now, there is a way to do that, which was never there before,” Corcoran broker Thomas

Wexler said. These days, then, it’s possible to get the aesthetic with expedience.

74 Washington Place *Greenwich Village*

Landmarked Greek Revival, gut-renovated by Turett Collaborative Architects into seven-story home. There’s a terrace and a private garden, a dumbwaiter connecting the chef’s pantry to the butler’s pantry, and a wet bar, plus a gas fireplace, wine cellar, elevator and radiant heated floors.

Bedrooms: Six
Bathrooms: Six full, four powder rooms
Square feet: 7,053
Listing price: \$25 million
Brokerage: CORE
Website: corenyc.com

20 Sullivan Street *Soho*

This 25-foot-wide, four-story townhouse in the Cary Tamarkin-designed 10 Sullivan complex has 11-foot ceilings, oil-rubbed Danish oak flooring and two gas fireplaces. Master suite on the third floor has a soaking tub, stall steam shower and water closet. There’s a rear garden and a rooftop with an outdoor kitchen, gas grill

and a powder room, and an English basement with a media and exercise room.

Bedrooms: Four
Bathrooms: Four full, three powder rooms
Square feet: 6,501
Listing price: \$18.5 million
Brokerage: Douglas Elliman
Website: jaredseligman.elliman.com

238 East 68th Street

Lenox Hill
Indiana limestone façade townhome was a gut renovation by Mark Stumor. Five stories, four mahogany fireplaces and a marble fireplace, custom cherry wood elevator. There’s a patio in the rear garden and terrace on the top floor. Master suite has a spa bath, steam shower and sitting room.

Bedrooms: Five
Bathrooms: Five full, two powder rooms
Square feet: 6,500
Listing price: \$13.5 million
Brokerage: Keller Williams
Website: kwnyc.com

109-125 King Street and 72-84 Sullivan Street
Red Hook
A group of 22 three-story homes designed by AA



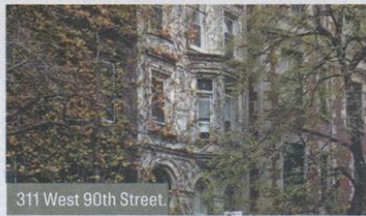
90 Wyckoff Street.



116 Waverly Place.



684 Park Avenue.



311 West 90th Street.



9 1/2 Jane Street.



27 Vandam Street.



18 East 93rd Street.



134 East 65th Street.

CLOCKWISE FROM TOP LEFT: MICHAEL WEINSTEIN; MATT MACCA; COURTESY CORE; COURTESY CORE; COURTESY CORE; COURTESY DOUGLAS ELLIMAN; COURTESY SOTHEBY'S INTERNATIONAL REALTY; COURTESY DOUGLAS ELLIMAN

Studio, each one has a roof terrace, a garden and a parking spot, as well as a gas fireplace and a laundry room.

Bedrooms: Four

Bathrooms: Three

Square feet: 2,800

Listing price: Starting at \$2.65 million

Brokerage: Douglas Elliman

Website: elliman.com

1 Centre Market Place

Little Italy

Built by designer and developer couple Robert and Courtney Novogratz in 2006. Underwent another renovation that included an upgraded sound system. Four stories, with a roof deck and two terraces.

Bedrooms: Five

Bathrooms: Three full, two powder rooms

Square feet: 4,100

Listing price: \$6.95 million

Brokerage: CORE

Website: corenyc.com

90 Wyckoff Street

Boerum Hill

Created from warehouse space, this home has three main floors, a finished basement and rooftop. The second floor features a sculptural steel staircase and a terrace. There's also a private garage and chef's kitchen with a separate bar.

Bedrooms: Four

Bathrooms: Three full, one powder room

Square feet: 6,000

Listing price: \$6.9 million

Brokerage: Stribling

Website: stribling.com

116 Waverly Place

Greenwich Village

A gut-renovated 22-foot-wide home. Has four fireplaces, a gym, a wet bar, and a temperature- and a humidity-controlled wine cellar. Six stories, with a garden, three terraces, and roof deck with an infinity pool and a Jacuzzi.

Bedrooms: Seven

Bathrooms: 11

Square feet: 10,200

Listing price: \$28.95 million

Brokerage: Brown Harris Stevens

Website: bhsusa.com

311 West 90th Street

Upper West Side

Renaissance Revival townhouse nearing completion of a renovation. Six-level home with a 1,002-bottle wine cellar, a rooftop skylight, elliptical staircase and a home automation system. Has one wood-burning and two gas fireplaces, as well as plentiful outdoor space: a rear garden, front garden and a rooftop terrace.

Bedrooms: Five

Bathrooms: Five full, two powder rooms

Square feet: 6,550

Listing price: \$13.9 million

Brokerage: Douglas Elliman

Website: elliman.com

684 Park Avenue

Lenox Hill

Neo-Federal 26-foot-wide landmarked

townhouse, has an elevator, marble staircase, fireplace, a garden terrace and floor-to-ceiling windows on the parlor floor.

Bedrooms: Eight

Bathrooms: Eight

Square feet: 15,000

Listing price: \$34 million

Brokerage: Brown Harris Stevens and Sotheby's

Website: bhsusa.com; sothebyshomes.com

9 1/2 Jane Street

West Village

A private walkway leads up to a gated entrance of the 25-foot-wide townhouse. The first floor has an open kitchen and floor-to-ceiling glass windows that open to a private garden with a fire pit, and there's a planted rooftop terrace on top of the home.

Bedrooms: Three

Bathrooms: Two full, one powder room

Square feet: 3,500

Listing price: \$15.99 million

Brokerage: CORE

Website: corenyc.com

27 Vandam Street

Soho

Four-story, 20-foot-wide Federal-style townhouse, has a finished studio on the top floor. The master suite features an Ofuro Japanese soaking tub and Jacuzzi. Six wood-burning fireplaces, a landscaped garden with a pond and an outdoor kitchen, and a two-story glass curtain wall in the rear.

Bedrooms: Five

Bathrooms: Four full, two powder rooms

Square feet: 4,764