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New York Cottages and Gardens

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SUBURBAN STYLE

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SANDS POINT
SCARSDALE

**SPECIAL
ISSUE!**





DEEDS & DON'TS

THE INSIDE SCOOP ON NEW YORK REAL ESTATE

AS SEEN IN
NYC&G
New York Cottages and Gardens



A Star Is Torn
Lady Gaga couldn't commit to this slick \$18 million Chelsea townhouse, so she just rented it instead.

FAST AND FLEETING

MOST PEOPLE DON'T MOVE INTO A NEW house thinking that they'll sell in a year or two, but New York City real estate can be a fickle business, and the phrase "lifetime home" rarely applies. Take actress Christina Hendricks and her husband, actor Geoffrey Arend, who are trying to sell their one-bedroom at Hell's Kitchen's Parc Vendome amid their divorce. The couple purchased the apartment in 2015 for \$1.16 million and have listed it for \$1.25 million with Halstead's Don Correia. Singer Zayn Malik is moving on as well: The former One Direction member recently unloaded his four-bedroom SoHo penthouse for \$945 million—\$1.25 million less than what he paid for it in 2018. Speaking of



Christina Hendricks
Actress



Zayn Malik
Singer

"one direction," Malik also took a \$160,000 loss on his Los Angeles compound when he sold it a few months ago. (He bought the place for \$3.1 million in 2015.) Model Karlie Kloss had a good seven-year run with her two-bedroom West Village apartment, but the newlywed recently parted ways with it for \$2.75 million, netting a tidy profit. Even longtime New Yorker Meryl Streep didn't stick it out for the long haul: After 13 years, the actress made a clean break from the city, selling her Tribeca penthouse for \$15.8 million, far below its original \$24.6 million ask. And Bruce Willis is no die-hard, either. He and his wife, Emma Heming Willis, just offloaded their Westchester compound for \$766 million, a whopping 41 percent off the original ask. (The couple picked up the property, which includes a 9,000-square-foot main house and three additional

cottages, for about \$12 million in 2014.) Call Lady Gaga shallow, if you will, but she has shrewdly avoided breakup trauma altogether, having recently rented a brand-new Chelsea townhouse that's currently listed for \$17,999 million with Ryan Serhant, Nicole Palermo, and Talia McKinney of Nest Seekers International. The 11,000-square-foot spread features an elevator, a wine cellar, an indoor pool and sauna, a roof deck, and a private garage. Perhaps Gaga, who's the first and only person to have lived there so far, was terrified of having a bad romance. —*Alyssa Bird*



Meryl Streep
Actress

SUBURBAN SHIFTS

IN RECENT YEARS, CHANGES IN TAX LAWS have dampened the real estate markets in Westchester and Nassau counties, but the momentum is beginning to shift in favor of sellers. According to real estate appraisal firm Miller Samuel, the median sale price in Westchester increased 6.4 percent from the fourth quarter of 2018 to the same period

last year, to \$500,000, while inventory dropped 5.9 percent. The biggest spikes occurred in southern Westchester, where the year-over-year median sale price jumped 16.6 percent, to \$1.09 million, and sales volume increased 30.6 percent. "Mamaroneck and Larchmont are consistently active, and Scarsdale is also healthy," says Pati Holmes of Julia B. Fee Sotheby's International Realty in Rye. "The priciest towns are Rye, Purchase, Scarsdale, Bronxville, and Larchmont," she adds, noting that a new four-bedroom waterfront property at 12 Pine Island Road in Rye is currently listed with the firm for a whopping \$6.5 million.

Nassau County seems to be trending in the same direction, although the numbers aren't as dramatic. Per Miller Samuel, the median sale price rose 2.9 percent from the fourth quarter of 2018 to the same time last year, to \$535,000, and inventory decreased just 0.4 percent. "Manhasset, Sands Point, Brookville, and other towns along the Gold Coast remain the most popular," says Douglas Elliman Real



Glam In Rye
\$6.5 million gets you this sweet waterfront spread in the popular suburb of Rye.

Estate's Susan Higgins, who recently sold a \$2.249 million four-bedroom residence in Manhasset. "Waterfront homes always hold their value." —*Jean Nayar*

SELLING WELLNESS

GYMS AND SPAS ARE STANDARD ISSUE IN nearly every new luxury development, but the latest real estate trend offers up a different type of feel-good amenity: healthcare services. Suffering from joint pain or just need an energy boost? At 40 Bleecker, residents get special access to cryotherapy courtesy of

LUXE, DELUXE, ULTRA-LUXE

THE STARS OF THESE POSH LISTINGS? KILLER PRIVATE OUTDOOR OASES

LUXE

133 WEST 22ND STREET, CHELSEA



On the market for **\$4.999 million**, this 2,380-square-foot three-bedroom duplex condo in a CetraRuddy-designed building has two terraces: one featuring an ivy-covered dining pavilion, seating area, and built-in grill, and the other a putting green. Occupying 1,500 square feet, the tiered garden is "the focal point of the entire residence," says broker Scott Fava of Nest Seekers International, who is listing the apartment along with the firm's Ryan Serhant.

DELUXE

50 BRIDGE PARK DRIVE, BROOKLYN HEIGHTS



This **\$8.5 million** duplex—the last remaining penthouse at the Brooklyn Bridge Park-adjacent Quay Tower—features a private terrace complete with a powder room, an outdoor kitchen, and a fireplace for chilly nights. Listed by Rachel Altschuler, Gregory Williamson, Deborah DeMaria, and Andrew Anderson of Douglas Elliman Real Estate, the 2,789-square-foot three-bedroom unit also boasts spectacular views from three exposures.

ULTRA-LUXE

211 CENTRAL PARK WEST, UPPER WEST SIDE



Situated on the 19th floor of the legendary Beresford on Central Park West, this five-bedroom prewar duplex—home to the late Broadway icon Phyllis Newman for nearly six decades—features park and skyline views from its 600-square-foot terrace. The apartment, which is on the market for **\$24 million** with Cathy Taub of Sotheby's International Realty, also retains its original Emery Roth layout and prewar details. —*Laura Fenton*

wellness boutique Clean Market, which has an outpost in the building and also offers IV drips to homeowners who are feeling under the weather. The Four Seasons Private Residences at 30 Park Place features “resident healers” who take one-on-one appointments for crystal therapy, meditation sessions, acupuncture, and more. And Madison House, the tallest residential tower in NoMad, offers a free one-year membership to Solis Health, a medical concierge service that provides checkups and emergency visits. “It gives buyers peace of mind,” says Karen Mansour, executive vice president of Douglas Elliman Real Estate, which manages sales for the building. “They know that they will be well taken care of.” —*Lisa Chamoff*

YE OLDE NO MORE

MODERN MAKEOVERS ON THE HISTORIC UPPER WEST SIDE

THE BELNORD

THAT WAS THEN:

The landmark Italian Renaissance-style palazzo was designed in 1908 by H. Hobart Weekes with frescoed entries, six lobbies, and a secluded 22,000-square-foot interior courtyard with its own private park.



THIS IS NOW: Architect Robert A.M. Stern reinvented the floor-through layouts to make the most of the building's dramatic scale and maximize views of the courtyard. He also introduced new materials, such as Nero Marquina marble in the lobbies and cerused-oak floors. Prices range from \$2.395 million to \$11.45 million.

555 WEST END AVENUE

THAT WAS THEN: Originally designed by architect William A. Boring as a private Catholic school, this brick-and-limestone Gothic Revival gem from 1908 features filigreed windows and fanciful turrets.

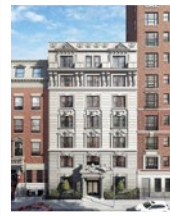


THIS IS NOW: After working with Hill West Architects to restore its exterior, Tamarkin Architecture converted the building into 13 three-to-five-bedroom residences, including two triplexes and a solarium penthouse with a 19-foot vaulted ceiling. Prices range from \$7.9 million to \$18 million.

THE MARBURY

THAT WAS THEN: A Beaux-Arts structure by the firm Buchman & Fox, it was erected as a 14-unit residence in 1901.

THIS IS NOW: Architect Barry Rice converted the building into a boutique condo, restoring its worn façade, reconfiguring common areas, and working with Winter McDermott Design to kit out the residences with open plans, chef's kitchens, white-oak flooring, and marble baths. Prices range from \$2.85 million to \$6.45 million.



360 CENTRAL PARK WEST

THAT WAS THEN: When it was designed by Rosario Candela in 1929, the 16-story brick-and-limestone residence wowed with its gracious lobby and views of Central Park.

THIS IS NOW:

Architectural firm CetraRuddy preserved the exterior and modernized the interiors, which now boast radiant-heat floors and kitchens with cerused-oak millwork and copper stove hoods. Prices range from \$1.3 million to \$6.42 million, although the building is currently sold out.



101 WEST 78TH STREET

THAT WAS THEN: Designed by Belgian architect Emile Gruwe, the Renaissance Revival structure was christened the Evelyn when it was completed in 1886.

THIS IS NOW: While HTO Architect restored the building's seven-story exterior, designer Stephen Sills brought the 21 three-to-five-bedroom residences into the 21st century by updating the kitchens, installing oak herringbone floors, and cladding the powder rooms in a silver-leaf cork wall covering. Prices range from \$1.6 million to \$23.5 million. —*J. N.*



THIS ISSUE'S BIG DEAL

Just an hour's drive from midtown Manhattan, this Georgian-style estate in Larchmont sits on more than two waterfront acres. Designed by architect E. Dean Parmelee during the 1930s, the \$9.9 million gated residence boasts panoramic views of Larchmont Harbor and Long Island Sound, a private beach, a rebuilt dock, a pool, and a pond. The 10,634-square-foot home contains six bedrooms (including an expansive master suite and a one-bedroom apartment located in a separate wing), a four-car garage, five fireplaces, and a third floor with a large storage room, an exercise room, a playroom, and a cedar walk-in closet. The property's agent, Houlihan Lawrence's Pollena Forsman, says it's ideal for buyers with “an affinity for the water and boating, and the desire to be a part of a community where walking to parks, playgrounds, school, and town is a way of life. The location is unmatched.” —*Alyssa Bird*

