

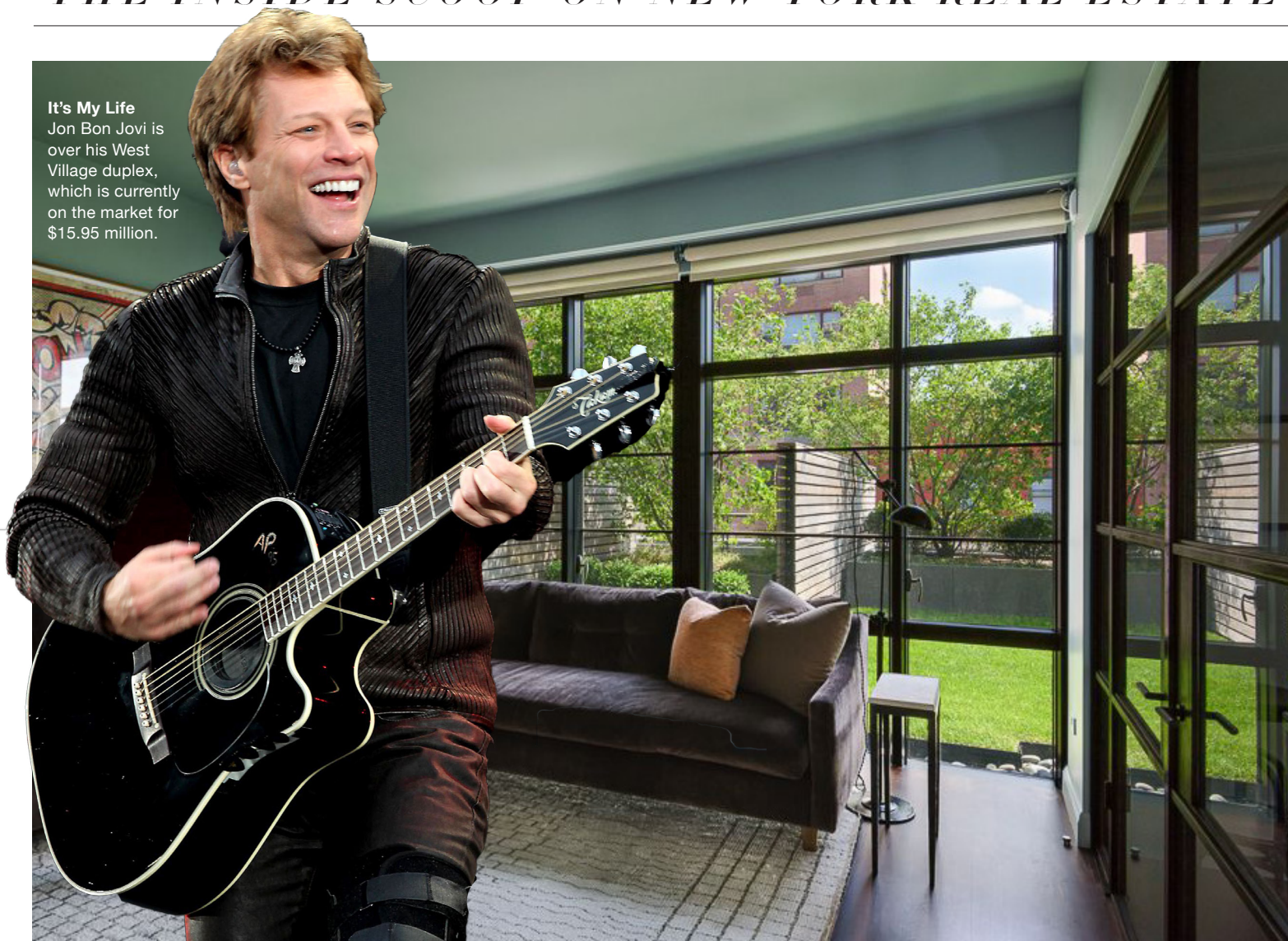


DEEDS & DON'TS

THE INSIDE SCOOP ON NEW YORK REAL ESTATE

It's My Life

Jon Bon Jovi is over his West Village duplex, which is currently on the market for \$15.95 million.



ROCKIN' AND ROLLIN'

TALK ABOUT A BLAZE OF GLORY: IT'S SWAN-SONG TIME for Jon Bon Jovi's swank pad at the star-studded 150 Charles in the West Village. The singer's three-bedroom duplex, which is listed for \$15.95 million (down from \$17.25 million) with Corcoran Group Real Estate's Robby Browne, Chris Kann, and Jennifer Ireland Kubis, comes with three private terraces, Hudson River views, and building amenities including a pool, a spa, and a juice bar. Presumably eager to sell, the rocker has teamed up with his neighbor—whose adjacent three-bedroom unit is on the market for \$11.75 million with Douglas Elliman Real Estate's Raphael De Niro, Madeline Hult Elghanayan, Darren Sukenik, and Peter Zaitzeff—to offer their units together for \$27.7 million. Both agencies are sharing the

6,700-square-foot combination listing. Meanwhile, another music industry legend, producer Clive Davis, is trying to unload his duplex, which he purchased in 2015 at Park Avenue's Ritz Towers. It's listed for \$6.995 million, a reduction from \$7.8 million, with Gina Sabio and Sherri Balasone of Corcoran. But Davis isn't parting with the building entirely: He still owns four other Ritz Towers apartments, including a penthouse. In Tribeca, artist Richard Serra is amping up his real-estate holdings, having recently snagged a \$7 million two-bedroom loft and studio conveniently located on the floor above the four-bedroom apartment where he currently lives. There must be something in the air, because famed feminist activist and writer Gloria Steinem is following an expansionist policy of her own.

INTERIOR: DOUGLAS ELLIMAN REAL ESTATE



The Seaport's Shape Up The South Street Seaport's redevelopment plan includes the residential tower 1 Seaport (ABOVE) and Pier 17's glass mall (RIGHT).

She recently purchased a \$1.1 million co-op in the Upper East Side brownstone where she already owns two other apartments. Steinem moved into the building as a renter in 1966 and, along with four other single friends, bought the entire structure for a mere \$160,000 in the late 1980s. How's that for empowerment? —*Alyssa Bird*

NEW YORK CITY

THE SECOND COMING OF SOUTH STREET SEAPORT

MOST NEW YORKERS STILL picture the South Street Seaport as a quirky amalgamation of structures including 19th-century mercantile buildings, a mall stuffed with tourist-trap boutiques, the former Fulton Fish Market, and refurbished tall ships floating alongside as decoration. But all that's about to change. Hit hard by Superstorm Sandy, the 400-year-old port is coming back in a big way, courtesy of the Howard Hughes Corporation's \$1.5 billion redevelopment plan. As part of the seven-building revitalization, neighborhood mainstays like the 50-year-old South Street Seaport Museum are being joined by newcomers such as the first Manhattan location of the posh iPic Theaters (now open in the Fulton Building) and Jean-Georges Vongerichten's much anticipated



50,000-square-foot food hall (to be housed in the revamped Tin Building, which is being moved farther way from the FDR Drive and renovated by Shop Architects). And restaurants from Vongerichten and the Momofuku Group's David Chang will be among the tenants of the Shop Architects-designed glass mall on Pier 17, which is expected to open next summer and features a rooftop terrace and performance space. "This is one of the fastest growing neighborhoods in New York," says Saul Scherl, an executive vice president at Howard Hughes Corporation. "We're committed to creating something that's both visitor- and community-friendly."

In terms of residential real estate, the area's first luxury high-rise, 1 Seaport, is the district's crown jewel. Although it's almost fully sold, a few units remain, including a 4,489-square-foot four-bedroom penthouse with three terraces and 22-foot ceilings, listed for \$18 million with Douglas Elliman's Julia Spillman, a seaport resident who recently moved back to the neighborhood after a stint in Greenwich Village. "Now everything we felt like the area was lacking before is here," she says. If \$18 million is

AGENTS' OWN ABODES

A sneak peek at how the other side lives



BROKER: Emily Beare

AGENCY: Beare joined Core in 2006 and has represented such high-profile developments as Walker Tower and the Annabelle Selldorf-designed 520 West 19th Street.

HOME SWEET HOME: After raising their children in Tenafly, New Jersey, Beare and her husband currently live in a landmarked prewar building at East 52nd Street and First Avenue. "The apartment feels like a house," Beare says of the 1,700-square-foot three-bedroom rental, which features a laundry room, ten closets, and interiors by her designer friend Robert Passal.

BROKER: Barbara Corcoran

AGENCY: Corcoran Group Real Estate, which she founded in 1973 and sold for \$66 million in 2001. She is at work on a third book and appears regularly on TV's *Shark Tank*.

HOME SWEET HOME:

Corcoran, who grew up with nine siblings in a two-bedroom, one-bath house in Edgewater, New Jersey, recently renovated a five-bedroom duplex penthouse on Fifth Avenue in Carnegie Hill. When the previous owner told her that it was available, Corcoran reports, she was "like a dog in heat—I had to have it. There's a 40-foot-long greenhouse, a rose garden, and a wraparound terrace smack on Central Park."



BROKER: Louise

Phillips Forbes

AGENCY:

Halstead, for nearly three decades.

HOME SWEET

HOME: Phillips Forbes purchased her first apartment—a classic five in an Emery Roth-designed building at 310 West End Avenue—in 1993. A dozen years later, with a husband and two young sons in tow, she combined the residence with the unit above. She admits to dishing out record prices for each, but believes that "when you buy for the right emotional reasons, it always turns out to be a great business decision, too."



BROKER: Ryan Serhant

AGENCY: In just nine years at Nest Seekers International, the 33-year-old broker and Million Dollar Listing personality has built a team of more than 60 agents working in New York, Los Angeles, Miami, and the Hamptons.

HOME SWEET HOME: In 2014, Serhant purchased his first pad, a Hudson Square penthouse with two terraces on Renwick Street. "It was love at first sight," he says of the home, formerly one of his listings. "I'm within blocks of Tribeca, the West Village, and SoHo, without having to live in the craziness of those neighborhoods."



BROKER:

Leonard Steinberg

AGENCY:

The 20-year real estate veteran is president of the tech-driven brokerage Compass.

HOME SWEET HOME: "I worked on the design and marketing of 150 Charles Street for almost seven years," says Steinberg, a native of Cape Town, South Africa, who sold himself on a 2,200-square-foot two-bedroom apartment in the CookFox Architects-designed building. "I love the location, the graciously proportioned rooms, and amenities like the gym and the pool. And the West Village is virtually recession-proof." —Jean Nayar



a bit of a stretch, a 3,074-square-foot six-bedroom prewar floor-through unit at 101 Wall Street is easier on the wallet, listed for \$6.25 million with Lara Schecter and Veronika Khen of Nest Seekers International. And a renovated 3,232-square-foot five-bedroom duplex at 130 Beekman Street, with no fewer than three fireplaces, is on the market for \$5.795 million with Douglas Elliman's Andrew Azoulay and Ryan Dichter. With the seaport's resurgence and a gleaming new World Trade Center campus just a few blocks away, people are taking like ducks to water in lower Manhattan once more. —*Lara Ewen*

OM SWEET OM

A ROOM OF ONE'S OWN? HOW about room to breathe. Wellness spaces offering New Yorkers "a retreat from their busy lives" are the current hot amenity in luxury developments, says Douglas Elliman's Emily Sertic, director of sales for 111 Murray, a new building designed by Kohn Pedersen Fox Associates that features a movement studio and a Turkish hammam. "They provide an escape where homeowners can take care of their body, mind, and spirit."

Francesca Loftus, CEO of fitness amenity provider hOM, says that a growing number of residential properties—including Flatiron's 7 West 21st Street, the Dylan on

Wellness spaces
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luxury developments

Fifth in Midtown, and the Ellington on the Upper West Side—are requesting the company's meditation and yoga services for both classes and by-appointment sessions for their tenants. "Some of the buildings have dedicated meditation spaces, and in the ones that don't, we often take over unoccupied apartments," explains Loftus. Jo Lanus, COO of meditation studio MNDFL, has also noticed a shift in "luxury residences that traditionally have invested in state-of-the-art gyms." Lanus recently helped two Corcoran agents organize a morning meditation class to promote the sale of a penthouse in Midtown, presumably with the goal of going from mantra straight into contract. —*L. E.*

THIS ISSUE'S BIG DEAL

Only very infrequently is a man's home literally his castle, and now's your chance to live like royalty.

Millbrook's Migdale Castle, built in 1927 for steel magnate Andrew Carnegie's daughter, Margaret, and her husband, Roswell Miller, Jr., is on the market for \$25 million. In 2000, its current owners purchased the 34,550-square-foot manse—built to recall the Carnegie family's Scottish estate, Skibo Castle—and embarked on an intensive renovation that included the addition of an indoor pool, according to listing agent Brian McGrath of McGrath Realty, who's also marketing the castle to investors or companies who may want to convert it into a country club, a spa, or a social, religious, or academic institution. Certainly there's room to spare on the property's sprawling 438 acres, which also includes an organic garden, alfalfa fields, an orchard, a tennis court, and multiple ponds as well as a 10,000-square-foot staff residence and a 5,000-square-foot gatehouse. —*Lisa Chamoff*

