

THE REAL DEAL

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Priciest, Cheapest Listings to Hit the Manhattan Market This Week

Amenities include wood-burning fireplaces, leather and ebony home theater and skyline views



From left: 29 Beekman Place and 689 Fort Washington Avenue

Brown Harris Stevens' Avidah Ghaffari had the priciest single-family residential listing to hit the Manhattan market this week with a \$49.95 million townhouse at 29 Beekman Place in Midtown. The sprawling 11,500-square-foot, eight-bedroom pad, previously home to CBS founder William Paley, boasts eight wood-burning fireplaces, four powder rooms, two back terraces and a spiral staircases. Also tricked out with an elevator to all floors, the home, originally constructed in 1910, was completely renovated in 1996, according to the listing.

Second on the pricey end this week is a \$25 million condominium at 845 United Nations Plaza. The four-bedroom residence in the Trump World Tower boasts views of the Queensboro Bridge, a private master suite with his-and-her baths and walk-in closets, a triple soundproof home theater decked out in leather and Maccasar ebony wood and capped off by a Wisdom Audio Sage Series sound system. The Core Group's Jarrod Guy Randolph has the listing.

Tied for second place this week is a townhouse at 421 East 6th Street in the East Village, also asking \$25 million. The 16,402 square foot property, most recently home to the late sculptor Water de Maria, was constructed in 1920 as a Con Edison substation and maintains original interior fixtures from that time. Features include slab-to-slab ceiling heights ranging from 14 feet to 32 feet, multistory warehouse windows, an old-fashioned through-floor pulley system and exposed brick. One of the tallest buildings in the area, according to the listing, the home also boasts views of the city skyline. Cushman & Wakefield's John LiGreci has the listing.

Coming in third on the pricey end this week is a \$19.75 million co-op at 239 Central Park West on the Upper West Side. Spanning 5,135-square-feet, this six-bedroom duplex boasts a formal dining room with a wood burning fireplace, eat-in chef's kitchen, media room, library and two extra-large powder rooms. The en suite bedrooms are located on the top floor, and the master suite is touched off with a master bath, wood-burning fireplace and views of the park. Raphael De Niro of Douglas Elliman has the listing.

We head further uptown for the week's cheapest listing: a \$195,000 two-room studio co-op at 80 LaSalle Street in Morningside Heights. Located on the 16th floor of a 21-story building, the property features a separate windowed kitchen, full bath and shower with a tiled floor and closets leading from the hallway entrance. Building amenities include an elevator, landscaped gardens, fitness center, playrooms and child day care, laundry room, parking garage and 24-hour security. Halstead Property's Mark Lewis has the listing.

The second-cheapest unit of the week is a \$210,000 one-bedroom co-op at 689 Fort Washington Avenue in Hudson Heights. Recently upgraded, the unit features a renovated kitchen and bath, while building amenities include central laundry off the lobby and bicycle storage. The Corcoran Group's Jessica McCann has the listing.

The week's third-cheapest listing is also located in Hudson Heights at 340 Haven Avenue. Asking \$214,900, this pre-war one-bedroom studio co-op is outfitted with hardwood floors, new appliances and high ceilings. Building amenities include bike storage, a parking lot, live-in super and two large courtyards. Douglas Elliman's Katherine Shindle and Jeffrey Dyksterhouse have the listing.