



DONE DEALS

UPPER WEST SIDE

UPPER EAST SIDE

220 Riverside Blvd.

One-bedroom, one-bath co-op
 Asking price: \$795,000
 Selling price: \$765,000
 Monthly cost: \$432
 Time on the market: five months

'REALLY GOOD FENG-SHUI' With 710 square feet, this condo may be small on space, but it's big on extras, with a prime location in the new Trump Place building. With thoughtful touches such as 11-foot ceilings, pre-war style moldings, and herringbone cherry hardwood floors, the apartment also has plenty of conveniences, including central air, and a washer and dryer, not to mention the wealth of high-end amenities.

This doorman building includes concierge services, a full gym, and full-sized indoor pool. A billiards room, children's playroom, and landscaped outdoor courtyard are also included. Access to the new private Trump Place Riverside Park is available.

The entrance to the apartment directly faces the planted courtyard garden and pond. "It has really good feng-shui," said the seller's broker, Victoria Rong of Citi-Habitats.

The kitchen has cherry cabinets, a granite island, and stainless steel appliances. The marble bathroom has brass finishes.

The buyers are a middle-aged couple



who decided to upgrade their lifestyle after living in a studio for the past 12 years. The seller bought the apartment for her son, who is now looking for a larger apartment after getting engaged.

The buyer's broker was Gilad Azaria of Douglas Elliman.

60 East End Ave.

Three-bedroom, 3.5 bath co-op
 Asking price: \$2.2 million
 Selling price: \$2.1 million
 Monthly cost: \$2,816
 Time on the market: three months

VIEW OF THE RIVER Sun-drenched rooms and river views were the selling points for this co-op on a high floor of a postwar luxury high rise. The approximately 2,250-square-foot apartment has three bedrooms, each with its own bath. The master bedroom features an enlarged, spa-like marble bathroom with a separate shower and bath.

There are river views from the large living room, master bedroom, and one other bedroom. "The view is unbelievable," said the buyer's broker, Sharon Aspis of Douglas Elliman. "Half the rooms face the river and, from the others, you can see all the bridges and watch planes land at LaGuardia airport." The apartment has a guest bathroom, great closets, hardwood floors, and a breakfast room.

The apartment has brand-new through-the-wall air conditioners and a washer and dryer. The property also has hardwood floors, a guest bathroom, and a breakfast room. The building offers a garage and health club.

The buyers, a couple with young children, were drawn to the spectacular panoramic views and the great condition of the apartment. The sellers had the apartment decorated beautifully by an interior designer. There are



beautiful cherry wood built-ins throughout the apartment for additional storage space.

Edith Tuckerman and Leslie Crossley of Brown Harris Stevens represented the seller.

455 Grand St.

Loft building with three floors and three units
 Asking price: \$1.4 million
 Selling price: \$1.4 million
 Time on the market: four years

HOME TO 'THE CUBE' A spectacular find, this loft building features 2,820 square feet of unique details and rental space. The ground-floor apartment is more than 1,600 square feet in size, with 14-foot ceilings, and one highly unusual detail — the "cube." The structure has multiple functions, with shelves to display art and books and a loft sleeping space on top. Inside the cube is the master bathroom, which oddly doubles as a walk-in-closet. The unique birch wood architectural element is made with "finishes you won't find in Manhattan," said the seller's broker, Keith Mack of the

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Corcoran Group, who added he's never seen anything quite like it before.

The kitchen features high-end stainless-steel appliances and floor-to-ceiling double-glazed glass doors, which open out to a bamboo garden. The 1,600-square-foot basement is zoned to rent for commercial use, but Mr. Mack said it could also be used for entertaining.

The second-floor apartment also has a cube feature, which incorporates a sleeping loft and bookshelf. This apartment also has a new brick roof deck. The third-floor apartment is an open space with exposed brick walls and 16-foot ceilings.

The building, which has a top-of-the-line alarm system, used to house a first-floor art gallery that included the work of Romare Bearden.

The seller is a developer who knows the market, Mr. Mack said. After getting immediate offers of \$800,000 four years ago, "he put the brakes on it. He knew things were changing and he waited." The seller's reluctance turned out to be a smart move. On the last attempt to sell, he raised the asking price to \$1.4 million, and got it. The building was bought by a group of investors, including two men who will live and work in the first-floor apartment. The men run a music business and will store their equipment on the spacious first floor. Renee Butler of the Corcoran group represented the buyer.

— *Spectator to the Sun*

