

OTHER PLACES

March 2012

There are many articles on trends or pricing in the Manhattan housing market, and of course, brokers are generally advertising our own listings. My purpose here is to promote apartments that I find interesting and unusual, without regard to who has the exclusive-right-to-sell. Even in Manhattan, where so much housing is standardized, these can be found with a little effort. The following are priced from \$1,250,00 to \$9,750,000.

If you have an eye for this kind of thing, and I can help you find or sell one, please contact me lsicular@bhs-elc.com or at (917) 282-1202.

Larry Sicular



969 Fifth Avenue

BROWN HARRIS STEVENS
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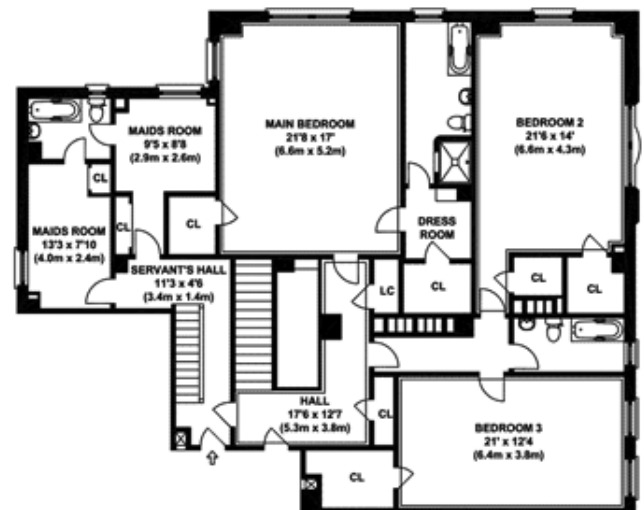
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101 Central Park West, #14/15G

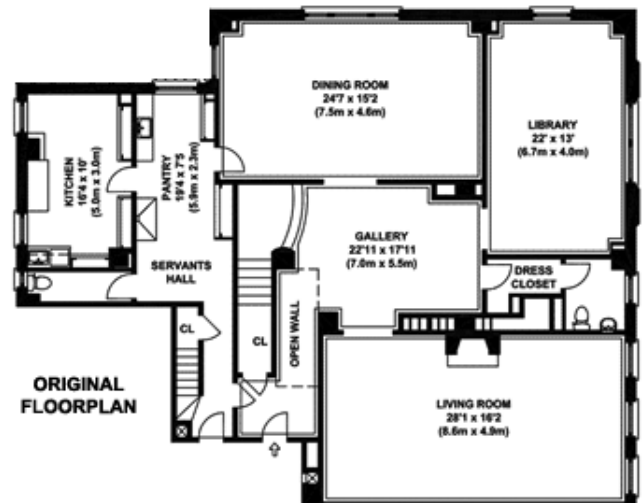
Listed at \$9,500,000

Monthly maintenance: \$6,629

This is a large duplex with three bedrooms and a library. It does not face Central Park; instead it is at the rear of the building with open views west over townhouses and the Upper West Side. It is unusual in that the length of the dining room and the very large kitchen get full light and the views. It needs a complete redo, but this can be an exceptional apartment for families that cook and eat together. Two apartments with a similar room count and Central Park views sold for \$7,325,000 (low floor), in January 2011, and for \$9,750,000 (high floor), in September 2010, so the price is high, but this apartment merits attention if it can be purchased at a more reasonable number. It has been listed at this price with the Corcoran Group since early September of last year.



UPPER FLOOR



ORIGINAL FLOORPLAN

LOWER FLOOR

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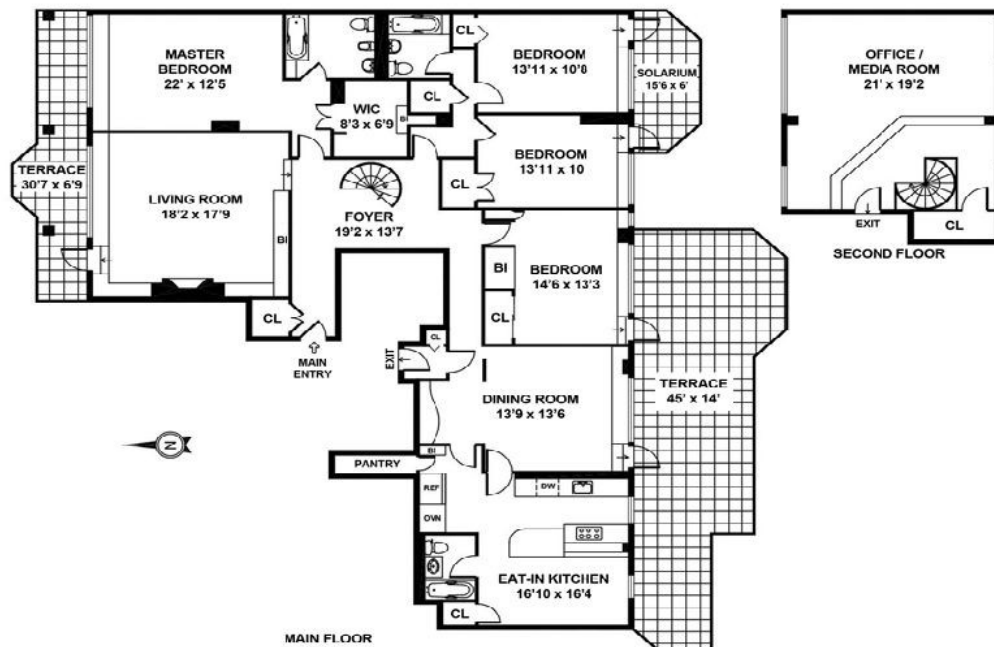
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37 West 12th Street, PHC
 Listed at \$6,995,000
 Monthly maintenance \$4,994

The focus of this apartment is on light, modernist fenestration, terraces and views. The kitchen and dining room are the most appealing rooms; an approximately 18' square living room and fireplace convey comfort rather than impressive space. There are three bedrooms and three bathrooms on the lower level; the largest room is an office/media room on the upper floor. The apartment was remodeled, but not recently. The original casement windows are its most beautiful ornament, reflecting the mid-20th century design of this architecturally significant building. It has been listed at this price with Sotheby's since late October 2011.



37 WEST 12TH STREET PENTHOUSE C
 FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY; NOT TO SCALE

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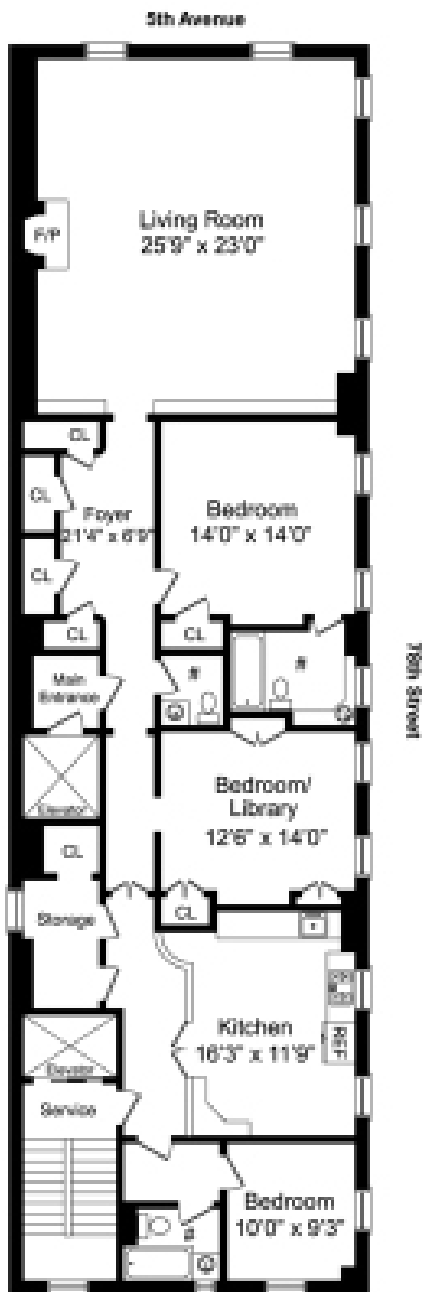
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969 Fifth Avenue, 13th floor

Listed at \$4,200,000

Monthly maintenance \$7,356



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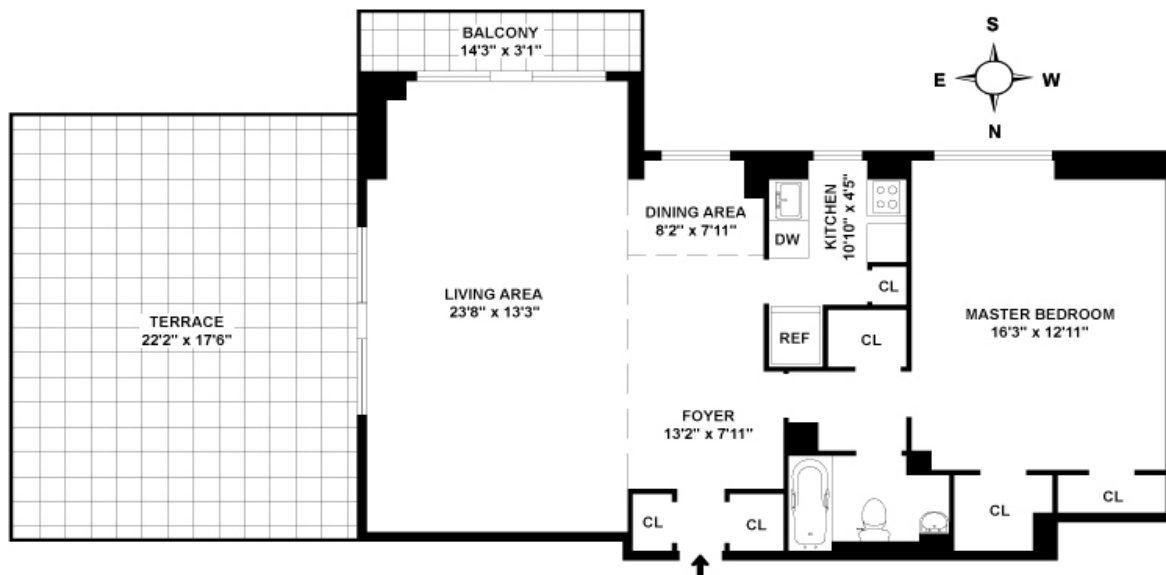
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35 East 85th Street, 14D

Listed at \$1,250,000

Monthly maintenance \$1,565

Outdoor space is desirable, and it transforms an apartment's interior. Terraces offer outlooks to plants and chairs and other things and create interesting rooms, with corner windows and multiple exposures, less frequent in conventional plans. This one bedroom penthouse sits on top of a postwar building, which, despite its new façade and attractively redone lobby, is more appealing for its services and efficiency than for its architecture. But this penthouse is special, because of its exceptional light, open southern exposures and well-placed outdoor space. There is a balcony, large terrace, three bedroom closets, and a well-lit kitchen. Some remodeling needed. The feel is right, and the Madison Avenue location, desirable. This apartment was listed with Warburg Realty Partnership in July 2011.



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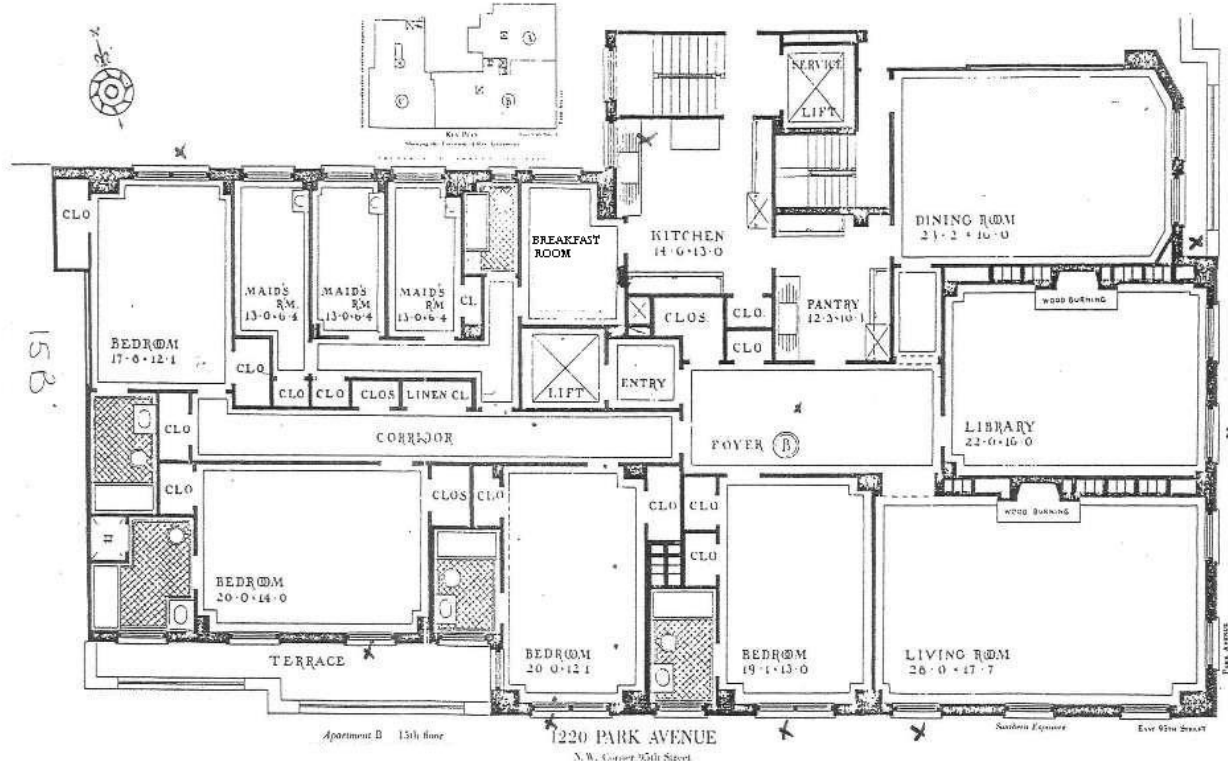
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GREAT ESTATES

1220 Park Avenue, 15B
 Listed at \$9,450,000
 Monthly maintenance \$7,300

This is not the grandest of Rosario Candela's buildings, but it is one of his more appealing apartments. The building is on the north side of East 95th Street, on Carnegie Hill. It is a spacious family apartment with four bedrooms, a library, and four en-suite bathrooms. It is also out of the ordinary, due to its high floor, spacious rooms, large, paned windows, open southern views over the armory, and small, but attractive, terraces. There are two working fireplaces, and renovations are needed. The last B-line sale was of the 11th floor, for \$7,500,000 in late 2011, so this apartment may have a way to go. But it is a very good one. Listed by Douglas Elliman last March, and originally at \$11,750,000.



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