

D2 WEDNESDAY, APRIL 7, 2010

DONE DEALS

Team work paying off at Chelsea condo

CORE's Kirk Rundhaug has credited team work for his latest sale at 350 West 23rd Street.

He just closed on a \$1.95 million, three bedroom condo he co-listed with Ryan Fitzpatrick and Mark Lynch.

Herve Senequier and Leonard Steinberg at Prudential Douglas Elliman brought in the buyer, who low-balled the offer from the original \$2,440,000.

Rundhaug (pictured) explained, "The listing prices were set when the market was hot. We put these unit on the market [18 weeks ago]. Now that we have 50% sold and four units closed, the sponsor can hold out for higher prices."

Rundhaug said Unit 4B, like all the units in the new building, has great light and great finishes. It has a private keyed elevator, floor-to ceiling windows and juliette balcony.

"Between Core, Douglas Elliman, Corcoran and Stribling, we have had a great time selling the units," added Rundhaug.



MANHATTAN

CHELSEA

350 West 23rd St. #3B

\$1,900,000

1,900 s/f three bedroom,
2.5 bath condo. Oak floors,
private keyed elevator, floor-to-
ceiling windows; fireplace,
washer-dryer closet, master
bedroom w/ Juliette balcony,
walk-in closet. Central HVAC.

Building has part-time doorman
and 24-hr virtual doorman,

bicycle room, rooftop deck,
private storage. Asking price:

\$1,950,000. Weeks on market:

31. Agents: Herve Senequier,
Leonard Steinberg, Prudential

Douglas Elliman, **Kirk**

Rundhaug, Mark Lynch,

Ryan Fitzpatrick, CORE.