

NEW YORK POST

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Luxe Listings: New York, Connecticut and Florida

The 11 hottest listings from New York, Connecticut and Florida.

NEW YORK

\$8M, 88 Franklin St.



Photo: EVAN JOSEPH IMAGES

Typically the last place you want to move into is somewhere previously littered with needles. Not here: This former TriBeCa sewing factory has swapped out its stitches for riches in its current reinvention as a 4,500-square-foot, five-bedroom, fourth-floor “classic” loft, enjoying 50-foot south-facing frontage with “custom-milled, energy-efficient windows.” When the space was converted, as much of the original innards were kept: from the wood beams to the old freight elevator hung on the exposed brick wall. There’s new, too, like a “fully integrated” A/V system with speakers in every room. The flooring is 10-inch wide hickory, “hand-sourced” from North Carolina. And with 11-foot-high ceilings, the place “has a loft-feeling perfect for displaying artwork.” Blue Pearl Granite counters and Miele tech in the kitchen, a king bed and “tremendous” walk-in closet in the master suite.

Agents: Daniel Hedaya and Cash Bernard, Platinum Properties, 212-825-0050: 6615 and 516-317-8279

\$5.95M, 361 W. 36th St.



Right-brainers need the right digs. Ideal for “a designer, photographer, architect, painter or anyone who appreciates authentic loft living,” this full-floor residence is actually two apartments in one, totaling 4,800 square feet. South-facing Apartment A has a darkroom, custom bookcases, one bedroom and two full bathrooms. Apartment B, looking north, is “an open painter’s loft”: windowed chef’s kitchen, an office, more storage and walk-in closets, stacked washer/dryer, and two full bathrooms. No need to Sophie’s choice — both are “beautifully renovated,” both have 50-foot walls of windows and both come with the asking price to live in or rent out as you please.

Agents: Maria A. Ryan and Cynthia Lane Fazio, Brown Harris Stevens, 718-399-4127 and 718-399-4153

\$14.9M, Katonah, NY



You’ve done something right in your career when your Westchester home’s half-bathrooms outnumber most city dweller’s total rooms. At this whopping 47-acre estate — fun fact: that’s the size of the Missouri State Penitentiary! — there are four of them to go along with its seven full bathrooms and nine bedrooms.

The prison similarities stop there, however, give the 1928 stone-and-shingle manor’s “[meticulous craftwork]” and “amazing details throughout.” Outside those stone walls lies gated and “serene, park-like” landscaping with walking/riding trails (horse stables, check), paddocks, a “beautiful” pool, guest and staff quarters (you’ll need them in droves) and multiple garages for those multiple cars of yours.

Agents: Stacey Sporn and Neal Sroka, Douglas Elliman, 914-273-1001 and 212-319-5845

\$4.05M, 305 State St.

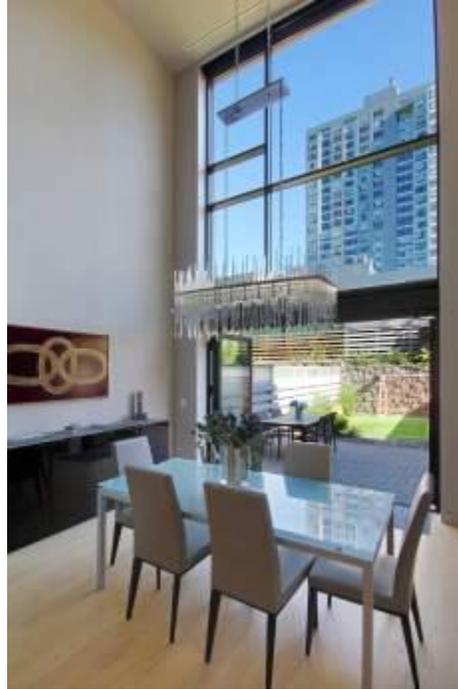


Photo: VHT Studios

Like everything in Brooklyn, Boerum Hill is ironic — hill-less as, in reality, it is. The neighborhood star of “Clockers” is home to this 4,300-square-foot, four-bedroom, final addition to the “well-received” 14 townhouses built on “leafy” State Street, courtesy of “acclaimed” architects Rogers/Marvel. The facade is a cool “contemporary yet contextual” blend of grey-and-red brick. Inside, there’s the “comfort” of open-living with “incomparable” space and light: double-height entertaining space with nine-foot windows, a 20-foot glass wall framing a garden and a fire-place-equipped grand living room. The kitchen has plenty of big-name tech: an LG refrigerator, Bosch stove, oven and dishwasher and Miele hood. “Truly turnkey,” there’s Lutron shades throughout, epoxy floor by Bodenkraft in the basement, designer lighting, a “sophisticated” security system, Sonos audio and “professionally designed” landscaping with self-irrigation.

Agents: Denise LaChance and Betsey Margolies, Urban Compass, 917-834-6126 and 917-882-3182

\$28M, 157 E. 70th St.



Brokers aren't hurting this UES townhouse's feelings when they call it "extraordinarily wide" — it's quite comfortable in its 10,000-square-foot skin. It's got five levels to feed your fat fetish: On the garden floor, there's a 30-foot gallery leading to a "sophisticated" floor-to-ceiling windowed reception room (where the staff and security are squirreled away). On the 36-foot-wide parlor floor, slinky thyself up and down the "impressive" glass staircase to find the dining room and kitchen. The third floor has two bedrooms with an option for a third (a kiddie-friendly 300-square-foot terrace with hopscotch board). Floor No. 4 is home to the master suite, designed with "spa-like luxury and serenity." And capping the joint, up on five, is a sunroom, three more bedrooms and a fully equipped gym.

Agents: Leighton Candler and Caroline Holl, The Corcoran Group, 212-937-6677 and 212-605-9261

\$5.4M, 77 Reade St.



Designed with "intelligence and quality" by BSKS to "celebrate big holidays all year long and victories large and small each day," this classic TriBeCa loft is, simply, "everything ... done right." Your National Nut

Day party next week will never be the same with the spacious open living/dining room and floor-to-ceiling windows. The four bedrooms are “generously proportioned.” The ceilings are 10-feet high and the five-fixture master bathroom is “large and luxe.” There are two-hundred square feet of hoarder-friendly storage and a minimalist kitchen, too. The terrace, meanwhile, is a non-minimalist 600 square feet, overlooking a tranquil courtyard.

Agent: Beth M. Hirsch, Brown Harris Stevens, 212-452-4493

\$7.39M, 56 Bank St.



Photo: NICO ARELLANO

Talk about a house of worship! This West Village-set, 20-foot-wide, three-story, two-bedroom townhouse was originally built in 1833 for the Rev. Joseph Carter, but can now be had by any heathen with an open checkbook willing to tithe a few million. Completely restored, not everything is new at the brick home: the the roof's fascia board is as it was, the six-over-six windows “add to the attractive historic facade,” while the stoop's wrought-iron hand railings “are original.” The main floor is an “expansive entertaining space,” with its large dining room, chef's kitchen and fireplace. The second floor is “loft-like” with high ceilings, while the third is where the “spacious” master bedroom sits with its “spa-like five-piece master bathroom.” The rooftop, meanwhile, is garden-ready.

Agents: Doug Eichman and Ben Jacobs, CORE, 212-612-9661 and 212-612-9682

\$11.5M, 12 W. 83rd St.



Photo: Richard L. Cummings

A rare fruitful instance of Bring Your Kids to Work Day, A. B. Ogden and Sons built this home as one of five original brownstones in 1890 done in Renaissance Revival Style. The last owner was here over four decades (!) — let's break down why, floor by floor, shall we? The garden Level is “the heart of the home” with a high-tech kitchen and breakfast room. The parlor level has a library/dining room with “original paneling and curved ceiling” and a “substantial” formal living room with 12-foot ceilings. The master bedroom with “beautifully” reno'd bathroom is on the third floor, facing south over a garden. And up on the fourth floor, there are four bedrooms and two full bathrooms, “both with skylights.” Lowest but not least, the basement is “full” with “abundant” storage.

Agents: Nancy Candib and Dominic R. Paolillo, Brown Harris Stevens, 212-906-9302 and 212-906-9307

CONNECTICUT

\$12.5M, Darien



Are a private beach, 200 feet of waterfront and a custom pool/spa a few of your favorite things? “The Sound of Music” star Christopher Plummer’s former home — a century-and-a-half-old, six-bedroom, nine-bathroom stunner whose views are alive with the Long Island Sound of music — has all that plus a stone terrace, “fabulous” gourmet kitchen, library and guest suite “all [embracing] the panoramic open

water.” Upstairs you have not one, not two, but four balconies to soak it in even more. Get private beach-ready with the rec room, gym and sauna, downstairs.

Agent: Eileen Hanford, Halstead, 203-656-6570

FLORIDA

\$39.9M, Manalapan



Photo: Andy Frame Photography

Are you and your 14 cars tragically sleeping on the streets, wishing to one day have a roof over your heads? Here’s a \$40M dream come true: a 21,350-square-foot “magnificent” property that includes a 14-car garage along with its eight bedrooms and 11 bathrooms. As the “only brand-new direct ocean to Intracoastal residence currently for sale in Palm Beach County,” you’ll have one up on your neighbors — which are at least two of your home’s acres away. Inside, there’s a couple of fireplaces, and elevator and two fireplaces; outside there’s an oceanfront pool, a lakeside lap pool and spa, BBQ area and tennis court.

Agent: Jim McCann Broker, The Corcoran Group, 561-296-8720

\$11.5M, Miami Beach



Just in case you forgot you were in the Sunshine State, the first perks you'll notice here is the new IPE outdoor decking, a Jet Ski/boat lift, custom pool and 70 feet of "direct, unobstructed" bay views. Why do we goof on this state, again? But then you walk inside this six-bedroom, 7½-bathroom "true trophy residence" on an "oversized" 12,250-square-foot lot and you'll discover all bedrooms sport en-suite baths with rainwater showers. There's also marble and glass flooring, riverstone in the bath areas and a "custom European" kitchen. We've heard those people can cook. Manicured, mature landscaping frames the residence, while snazzy tech by Control4 keeps the house smart. There's also a separate guest house and two-car garage.

Agents: Pietro Belmonte and Adriano Resende, Douglas Elliman, 305-335-1981 and 305-695-6300