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Long Island City Townhouse Goes For At Least \$3 Million

The 4,100-square-foot brownstone could be the neighborhood's priciest townhouse to date.



This triplex is one of two units in a \$3.25 million Long Island City townhouse that just went into contract. It could become the neighborhood's most expensive townhouse.

Brooklyn neighborhoods tend to get all the attention when it comes to landmark townhouse sales, but this week the focus is on Long Island City. A townhouse at 531 51st Avenue hit the market in April for \$3.25 million and just went into contract. The CORE Group, which holds the listing, tells us the contract was signed last week after receiving several offers over \$3 million. Based on those numbers, this will mark one of the biggest — if not the biggest — townhouse sales in that neighborhood. Just to give you an idea, the median price for houses in Long Island City is \$2.25 million, according to Streeteasy. "Talking about buying a property for \$3 million here is no longer a profanity," CORE broker Doron Zwickel told the *Wall Street Journal*.

The 21-foot brownstone is divided into a four-bedroom triplex with three full baths and a two-bedroom penthouse with two baths. The renovated interior features exposed brick throughout, wide-plank white oak floors and radiant heat flooring. Though the 3,100-square-foot triplex has been branded as the owner's unit, the 1,030-square-foot penthouse doesn't sound too shabby — it comes with a private 950-square-foot roof deck. Then again, the triplex boasts a 770-square-foot landscaped garden, so you really can't go wrong when it comes to outdoor space in this house.