

Real Estate

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Big Ticket 140 West 12th Street | VIVIAN MARINO

The Feel of a Loft

A LOFTLIKE, full-floor penthouse with ample outdoor space at the Greenwich Lane, a nearly block-long condominium complex being built on the former St. Vincent's Hospital campus in Greenwich

\$20,137,750.47

Village, sold for \$20,137,750.47 and was the most expensive sale of the week, according to city records.

The sale of the sponsor unit, PH7B, marked the first recorded transaction at 140 West 12th Street, between Avenue of the Americas and Seventh Avenue — the second of the five apartment buildings to be completed in the 200-unit development by the Rudin family and Global Holdings. There will also be five townhouses within the complex. The monthly carrying costs total \$14,744; the final price included various closing fees.

The six-room home has 3,977 square feet of interior space, which includes four bedrooms, three and a half baths, an eat-in kitchen and a stately gallery, according to the listing. A partly open floor plan, along with large casement windows, 10-foot beamed ceilings and red oak hardwood floors throughout, create the feel of a loft.

The outdoor space totals 1,105 square feet and features a 985-square-foot terrace spread over the entire north side of the residence, reached through the kitchen and the living/dining area, and a 120-square-foot terrace off the master suite that overlooks the development's formal internal garden with reflecting pool and limestone benches.

The garden was designed by the landscape architect M. Paul Friedberg and Partners, while Thomas O'Brien of Aero Studios was the interior designer. FXFOWle, the architect, preserved some



CHANG W. LEE/THE NEW YORK TIMES
140 West 12th Street

of the red brick facades from the original hospital campus to better reflect the neighborhood within the Greenwich Village Historic District.

The Corcoran Sunshine Marketing Group is handling sales for the development. Chris Kann and Robby Browne of the Corcoran Group brought the penthouse buyer, identified as Van Brunt Street LLC.

The week's runner-up, at \$19,537,671.88, according to city records, was a duplex penthouse at the Schumacher, a printing plant-turned-condominium at 36 Bleecker Street in NoHo.

The sponsor apartment, PHB, has 15 rooms spread over 4,546 square feet on the top two floors of the 18-unit, seven-story building, including four bedrooms, four full baths and two powder rooms, as well as a 21-by-34-foot great room with a fireplace. There is also a 681-square-foot corner terrace with an outdoor shower. Monthly carrying costs total \$12,789.

This was the first of the three penthouses to be sold, according to John Gomes, the listing broker, along with Fredrik Eklund, both of Douglas Elliman Real Estate. He also noted that PHA and PHC were now the only units available

for sale in the building, which was developed by Stillman Development International.

Mr. Gomes said that the buyer, whose identity was shielded by the limited liability company 36 Bleecker PHB, was drawn to the apartment's industrial floor-to-ceiling windows, which look out over a courtyard garden, and the high ceilings, which reach 13 feet through much of the space. The upper-floor master bedroom suite features a 16-foot vaulted ceiling and a free-standing soaking tub.

"The buyer and a lot of people who bought there, including Hollywood heavyweights and people in the art world, are also smitten with the location," Mr. Gomes said.

Richard Ziegelasch and John Burger of Brown Harris Stevens were the buyer's brokers.

Big Ticket includes closed sales from the previous week, ending Wednesday.

CORRECTIONS

An article last Sunday about the actor, writer and director Nick Sandow misstated his partner's surname in one reference. As the article correctly noted elsewhere, she is Tamara Malkin-Stuart, not Stuart-Malkin.

An illustration last Sunday with a cover article about services for apartment renters erroneously combined an advertisement for the mobile payments service Apple Pay with a screenshot from the website Flip, a service that helps tenants break their leases. Flip does not accept Apple Pay.

A picture caption last Sunday with an article about living in Clinton Hill, Brooklyn, misidentified the intersection shown. It is Waverly and Greene Avenues, not Washington and Gates Avenues.

ANSWERS

Here are the answers to the Year in Real Estate quiz:
1. (A); 2. (C); 3. (B); 4. (A); 5. (C); 6. (B); 7. (C); 8. (B); 9. (C); 10. (A)