

THE DEALS

Property sale in FiDi

Congratulations to Alexis Gandelman at City Connections Realty, who has just sold her first home since joining

the profession — veteran agent — who has focused on rentals since 2008. Her first home sale was a 41a at 141 West Street in FiDi for \$755,000.

The building offers a stack of amenities that includes 14,000 s/f of recreational space. According to Gandelman, the best part of the deal was the low carrying costs “due to effective management and a highly coveted 421G tax abatement.”

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ALEXIS GANDELMAN

MANHATTAN
WEST SIDE
15th St. PH3
\$1,000,000

Full-floor penthouse with four to five bedrooms, two bathrooms, two living spaces. Open-plan kitchen with granite, a Garland range, dishwasher and wine fridge. California closets throughout and a dedicated laundry washer and dryer. Master bedroom has en-suite five-piece fixture bath.

The Westbury is a boutique condo with 24-hour doorman, student, fitness room, play area, and storage. Asking price: \$1,000,000. Time on market: 4 weeks. Agents: **Anna Halstead Property (represented); Corcoran**

WEST SIDE
1st St.
\$1,000,000
One bedroom, 1.5-bath with open living and dining alcove that

MIDTOWN EAST
225 E57th St. #20A
\$715,000

One bedroom apartment with upgraded kitchen with state-of-the-art appliances. Fully renovated, windowed bathroom. Ample storage. Monthly maintenance charges include electricity and air conditioning. New HVAC system for both the living/dining room as well as the bedroom. CC: \$1,575. Asking Price: \$725,000. Time on Market: 4 Weeks. Agents: **Corey Wecler & Ray Asis, City Connections Realty; Sotheby's International.**

MURRAY HILL
123 E37th St. #8F
\$435,000

Pre-war studio home with a separate sleep space. Foyer steps down to the living area. The dining space is off the living room and adjacent to the renovated windowed kitchen. This apartment is renovated and located in a luxury co-operative which has a planted roof deck and welcomes pets. CC: \$1,062. Asking Price: \$449,000. Time on Market: 4 Weeks. Agents: **Eva Gellin, Halstead Property; Lynda Deppe, City Connections Realty.**

HAVE YOU HEARD ...

Taylor Swift isn't just a hit with your kids. Her neighbors have given her a seal of approval as well.

Zillow.com awarded the pop star with the distinction of Most Desirable Neighbor for 2016 after she received 12 percent of the votes from a general public survey.

“2015 was a landmark year for Taylor Swift, from her highly successful 1989 World Tour, to being named the youngest female ever on Forbes' 100 Most Powerful Women list, so it's no surprise America picked the down-to-earth singer-songwriter as 2016's most desirable neighbor,” said **Jeremy Wacksman**, Zillow chief marketing officer.

Swift is a New Yorker and lives in a seven-bedroom, 5.5-bath Tribeca loft she purchased for about \$20 million in October 2014.

Last year, fellow New Yorker **Jimmy Fallon** won the award. The late night television star lives in celebrity haven, Gramercy Park.

Actress **Jennifer Lawrence** and comedian **Amy Schumer** rounded out the top three positions, earning 11 percent and nine percent of votes, respectively.

All three women were equally as popular

among male and female voters.

Outspoken Republican candidate, **Donald Trump**, tops this year's list for worst neighbor, moving up three positions from his fourth place finish in 2014.

Trump earned 24 percent of total votes for worst neighbor, but was especially disliked by females (27 percent) and millennials (33 percent) polled.

Kim Kardashian and **Kayne West** came in second with 22 percent of the votes, narrowly defeating last year's worst neighbor, **Justin Bieber**, who ranked third this year (18 percent).

Democratic presidential candidate, **Hillary Clinton**, finished fourth with 11 percent of votes.

CORE's Emily Beare is listing the Greenwich Village penthouse belonging to designer **Nate Berkus** and his husband and fellow designer, **Jeremiah Brent**.

The couple designed the 2,800 s/f three bedroom, 3-bath penthouse at 39 Fifth Avenue, according to *Architectural Digest*

The duplex, which has a formal dining room and wrought-iron staircase to private living quarters, is listed for \$10.5 million.



Taylor Swift out and about in NYC.

NEW LISTINGS



Nikki Field of Sotheby's International Realty has just listed a never before released half-floor apartment at One57 for \$27.5 million. Apt 61B is one of the last remaining sponsor units in the exclusive tower. The 4,193 s/f home has an entry gallery, grand salon framed on either end by floor-to-ceiling and wall-to-wall windows offering views across Central Park and the New York City skyline. The living and dining areas are ideal for large scale entertaining. The master bedroom suite, consisting of over 1,000 s/f, encompasses the entire eastern side of the apartment and has two walk-in closets and a marble spa-bath. The private west wing has two bedrooms a laundry room and a service entrance. The exclusive marks the first time Extell has used an outside broker to sell a unit at One57.

MANHATTAN
MIDTOWN EAST
310 E46th St. #19V
\$1,095,000

One bedroom (convertible two) condop apartment with loft ceilings, newly-renovated kitchen



BROOKLYN
Greenpoint
149 Huron St. #2D
\$1,200,000

Two bedroom, (convertible three), duplex loft with a renovated kitchen with stainless steel appliances

