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BIG TICKET

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In last week's second-largest transaction, according to city records, a five-story townhouse on a prime tree-lined street on the Upper West Side, a quick stroll from Central Park and with its own abundant outdoor space, was sold by a local real estate investor and developer for \$18,355,000.

Spruce Capital Partners, with offices on Madison Avenue, had bought the 20-foot-wide house at 42 West 71st Street near Central Park West in 2011 for \$6.345 million, then commissioned an extensive renovation with Dirk Denison Architects that converted the building from multifamily rentals into a spacious and luxurious single-family residence with 8,560 square feet of space inside and 1,700 square feet outside.

The townhouse was returned to the market in 2013 for \$23.5 million, and earlier this year reduced to \$19.95 million. David Kornmeier of Brown Harris Stevens was the listing broker. The annual property taxes are around \$76,000, according to Robert Schwartz, a founder and principal of Spruce Capital. Mr. Schwartz said a confidentiality agreement prevented him from discussing the buyer, identified in city documents as GFF Investment LLC.

The transformed 1910 townhouse, with a preserved front facade and a distinctive L-shape front stoop, has a contemporary interior aesthetic and a new glass facade in the rear. Its myriad modern flourishes include an elevator that serves every floor, from the finished basement with its 1,000-bottle wine cellar to the top level; Lutron lighting; a 14-zone HVAC system; and wiring for "smart home" technology.

Among the house's 17 rooms are five bedrooms and seven and a half baths, along with a formal dining room and a den on the garden floor and a large living room and a sunroom on the parlor level. The master suite, on the third floor, has a 7-by-14-foot dressing room and a study. The bountiful outdoor space includes a terrace off a rear fourth-floor bedroom, a rear planted garden off the garden-floor breakfast room, and a roof deck with a fully equipped wet bar with gas/electric service. Big Ticket includes closed sales from the previous week, ending Wednesday.



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