

DONE DEALS: BROKER LEADS BUYERS TO AVENUE OF DREAMS

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Excerpt from the article **DONE DEALS: Broker leads buyers to avenue of dreams**

Talk about a tight market. When a rarely available 17th floor, three bedroom, 3-bath Upper West Side pre-war co-op hit the market last month, it was sold at \$200,000 over ask within two weeks.

Unit 17D at 565 West End Avenue captivated would-be buyers with its elegant foyer, loft-like space, gallery, dining room, wet bar, and eat-in-kitchen.

The home — in a pet friendly doorman building with its own gym, bike room and live-in manager — was just what Leslie Singer and John Venekamp's client was looking for in terms of the size, location, amenities, features and price.

"The spectacular views made it easy for this apartment to appeal to clients, but the details of the home were the perfect fit for the buyer, too," said Singer, of the SingerVenekamp Team at Brown Harris Stevens.

Upper West Side
182 W82nd St. 3E
\$5,125,000

Four bedroom, 3.5-bath apartment in the east wing of the building spans 2,766 s/f. Oversized, loft-like living room and generous dining area that is open to the kitchen. Contemporary yet classic living with pre-war Upper West Side charm. Asking price: \$5,125,000. CC: \$2,880. Time on Market: 35 days. Agents: Alexa Lambert, Stribling; Leslie Singer and John Venekamp, the SingerVenekamp Team of Brown Harris Stevens.

Upper East Side
1160 Park Ave. # 3D
\$6,606,190

Four bedroom, 4-bath pre-war co-op with over-sized south-facing living room and large, square dining room. 1160 Park is a full service co-operative located at Park Avenue and 92nd Street. The building was designed by George F. Pelham and built in 1925. It has a gym, additional storage and a bicycle room. CC: \$5,890. Time on Market: 92 days. Agents: Leslie Singer and John Venekamp, the SingerVenekamp Team of Brown Harris Stevens; Sabrina Kleier-Morgenstern, Kleier Residential.



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