

BROWN HARRIS STEVENS

Established 1873

NEWYORKOBSERVER

RENOVATED UWS TOWNHOUSE MANSE ASKING \$12.99M ENTERS CONTRACT

BY CHRIS POMORSKI • 9/9/14

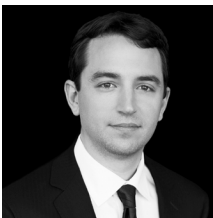


Given that we are currently in what might be called the late-summer doldrums of real estate activity, it should come as no surprise that during last week's term of business, shortened by the holiday, we saw no stratospheric contract signings. The top deal, according to Donna Olshan's Luxury Report, was for a Walker Tower three-bedroom listed for \$13 million—neither that price nor the (admittedly mighty fine) particulars of the unit are very novel, however, and we'll spare you the rundown. Standing one spot lower on the podium, asking \$12.99 million, was yet another west-side townhouse, which seem lately to be moving at quite a clip. This one, a fresh renovation at 304 West 90th Street, might just be the most alluring in the bunch, despite its somewhat altitudinous locale.

Purchased in what we can only assume was considerably humbled condition in 2012 for \$4.2 million by 304 W 90th LLC—which appears to be a subsidiary of Omek Capital, a New York townhouse-centric investment firm—the home, an 8,000 square-foot six-bedroom spread today contains all the niceties of modern mansion living, while maintaining the exterior charms of its 1900 birth date. The house “intelligently combines luxury with technology to create an unmatched living experience,” according to the listing held by David Kornmeier at Brown Harris Stevens. (Ah, luxury and technology. So that's the magic formula!)

An elevator runs from the basement, which houses a gym and a walk-in wine room, up to the sixth-floor, which is comprised of a planted roof terrace complete with grill and cooking era. (Additional terraces lurk below.) The third story hosts a full-floor master suite, and just one flight up, window gazers begin to take in the best views in the neighborhood, afforded by the home's positioning on a slight rise. Bathrooms are full of marble—Botticino, Carrara and Bianco. (Do not confuse, please, the contents of lavatories with the holdings of the wine room.)

With so much marble to scrub and vino to serve, it's a good job the garden level offers maid's quarters, and with en suite kitchenette, no less. After all, we certainly can't have the generics getting mixed up in the crisper with the good stuff from Whole Foods.



David Kornmeier

NYRS, Licensed Associate Real Estate Broker

dkornmeier@bhsusa.com

212-588-5642

EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

BROWN HARRIS STEVENS.COM

NEW YORK CITY • THE HAMPTONS • PALM BEACH

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker.