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DONE DEALS: New price record at Circa Central Park

BY REW • SEPTEMBER 1, 2016

TOWN Residential has set a new South Harlem record. Shlomi Reuveni's new development team just sold the penthouse at Circa Central Park for \$7.4 million — a record-breaking \$2,700 ppsf.



SHLOMI REUVENI

The five-bedrooms, 4.5-bath penthouse has a 550 s/f terrace that overlooks nearby Central Park. Developed by Artimus Construction on a site at 285 West 110th Street, the 38-unit condo was designed by EXFOWLE and includes 10 affordable apartments and a whole host of family-friendly amenities. Reuveni, managing director of Town New Development, called the penthouse sale a "testament to both the quality of the project and strength of this emerging market." He added, "From direct Central Park access to thoughtful luxury amenities like electric car charging stations, Circa is primly positioned to meet the needs of savvy buyers."

Pricing at Circa now begins at approximately \$1,075,000 for one-bedroom homes and ranges to \$7 million for five bedroom homes

MANHATTAN
South Harlem
1831 Madison Ave. #6A
\$655,000

Two bedroom, 2-bath home in 24.hour doorman building. Dining room/living room combination. Living room overlooks courtyard. Master bedroom with en-suite bath and walk-in closet. Second bedroom has Murphy bed offering option for use as a guest bedroom or office. Asking price: \$699,000. Time on Market: 47 Days. Agents: Gerard Dervan, Rutenberg; Robert Kuhar, Douglas Elliman Real Estate.

Upper West Side
270 Riverside Dr. 11A

\$5,854,937
2,845 s/f three bedroom, 4-bath condo with views of Riverside Park and the Hudson River. Wall of windows, living room, separate formal dining room with pocket doors. High ceilings, windowed kitchen with island and full Thermador appliance package, den creates. Hallway leads to bedroom wing where corner master suite has a walk-in closet and five fixture bathroom. Washer/dryer, study/guest bedroom. CC: \$3,737. Asking Price: \$5,750,000. Time on the Market: 53 days. Agents: Brian Adams, Douglas Elliman; Iva Spitzer, Mark Samsky & Laurie Bloomfield, Corcoran Group.



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Midtown West
333 W57th St. #609
\$746,000
Studio at The Westmore condop near Columbus Circle. South-facing bay window, step-down living room/dining area and entry foyer. Hardwood floors, through wall a/c, windowed galley kitchen, marble bathroom, a dressing area. Full-service building with fitness center, common roof space, landscaped garden. Asking Price \$765,000. CC: \$1,429. Time on Market: 32 Days. Agents: **Melanie Siben, Rutenberg; Irene Lowenkron, Kristen Lowenkron, Brown Harris Stevens.**

Gramercy
340 E23rd St. #15A



BRIAN
MORGAN

\$1,015,000
One bedroom, 1-bath condo with a private balcony, dark hardwood floors, 10 ft. ceilings and floor-to-ceiling windows. Kitchen with white stone countertops and deluxe appliance package. Master bath with deep soaking tub and separate shower stall. Building amenities include a 24-hour doorman, fitness center with sauna and steam room, library, screening room, billiard room, landscaped outdoor terrace and roof deck. Asking Price: \$1,120,000. Days on the Market: 5 weeks. Agents: **Michael Lubin, Brown Harris Stevens; Brian Morgan, Citi Habitats.**

Gramercy
130 E18th St. #2K

\$525,000
Studio co-op with separate kitchen, dressing area and bathroom with closet space. Building has a full service doorman, planted rooftop deck, landscaped common garden with sitting areas and central laundry facility. Asking price: \$549,000. CC: \$691. Agents: **Nicole Gary, KWNYC Tribeca; Natasha Zhurvasky, Citi Habitats.**

Lower East Side
38 Delancey St. #12B

\$1,835,000
Two-bedroom, 2-bath condo in contemporary full-service building. 9 ft. ceilings and oak hardwood floors throughout. Skyline views through floor-to-ceiling windows and from the private balcony. Open kitchen with stainless steel appliances (including microwave and dishwasher). n-unit washer/dryer. Amenities include full-time doorman, common roof deck and on-site parking garage. Asking Price: \$1,850,000. Days on the Market: 14 weeks. Agents: **Jan Sasson, E Property Group; Sandra Yu, Citi Habitats.**

BROOKLYN
Downtown
150 Myrtle Ave. #3606



MARIE
BROMBERG

\$1,920,000
1,612 s/f, three-bedroom penthouse condo in new high-rise elevator building, Toren Condominium. Unit has Brazilian Ipe Walnut floors, dining area, HVAC, dishwasher. The LEED Gold certified building has a 24-hour concierge, live-in super, pool, library, yoga room, sauna, roof terrace, garden, attached garage. CC: \$1,703. Asking price: \$1,950,000. 16 weeks on the market. Agents: **Marie Bromberg, Corcoran, Yan Lee, Brooklyn Heights Real Estate.**

COLUMBIA
Hudson
70 Dogwood Drive

\$2,275,000
Contemporary three bedroom, 2.5-bath house designed by architect Joel Sanders with butterfly roof and view of the Hudson River and Catskill Mountains from every room. Master bedroom on the main level and guest rooms below that open to the ground floor terrace with heated pool. Hidden hot tub. Fireplace in the living room, courtyard and dining porch. Asking price: \$2,975,000. Time of market: 10 months. Agents: **Heather Croner, Heather Croner Real Estate Sotheby's International Realty; Gary Dimauro Real Estate.**

Image top: Circa Central Park

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