

Big Ticket

Treetop Park Views for \$16 Million

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By [ROBIN FINN](#)

Another of the floor-through luxury residences at 18 Gramercy Park with direct treetop views, along with dibs on a special key permitting access to that private and historic park, sold for \$16 million and was the most expensive sale of the week, according to city records. The 4,207-square-foot residence, No. 7, has four bedrooms, five and a half baths, and a corner living room that commands 40 feet of park frontage; the monthly carrying charges are \$11,225.31.

The gracious 16-unit condominium was recast from the 1927 Evangeline Residence, a Salvation Army-sponsored rooming house for women on the corner of Irving Place, by Zeckendorf Development, Global Holdings and Robert A. M. Stern Architects, the team responsible for 15 Central Park West.

The apartments all have a prewar ambience, with high ceilings, white oak floors and spacious room dimensions. But the amenities are distinctly modern: the powder room is black onyx, while the master suite has his-and-hers baths, one of Gris Souris marble and the other with a Calacatta Caldia slab marble steam shower and a Kohler soaking tub.

The buyer, cloaked by a limited-liability company, Victoria Harbour, was represented by Paula Schafer of Rutenberg Realty; Zeckendorf Marketing handled the sale for the sponsors.

The next-highest sale was at 53 West 88th Street, a six-story townhouse gut-renovated — with the addition of a penthouse and the installation of top-to-bottom glass walls at the back — by the designers Steven Harris and Clodagh in 2011. It sold for its most recent asking price, \$14.391 million. The annual taxes are \$29,302.

Mike Sieger of Fenwick Keats Real Estate was the broker for the sellers, David Luttway and Dana Lowey-Luttway; the buyer was the Marti Ann Meyerson EDS Trust.

Big Ticket includes closed sales from the previous week, ending Wednesday.