



## RESIDENTIAL DEALS

### Upper West Side

\$1.46 million

171 West 71st Street, #4C



Two-bedroom, one-and-a-half bathroom, 1,375-square-foot co-op in the Dorilton, a prewar Beaux-Arts building. Features newly renovated kitchen, double French doors

opening onto a formal dining room and period moldings with gold leafing. Maintenance: \$2,854. (46 percent deductible). 32 weeks on the market. Listing price: \$1.45 million. (Brokers: Leslie Lazarus and Brian Wagner, DJK Residential; Chun Wong, Law Office of Chun W. Wong)



*"This apartment had been on the market with another firm for several months. We relisted it, and after a few small reductions in price it was featured in the New York Times' Home of the Week. After that we received numerous offers over ask. The buyers had seen it in the Times. They were starting a family, looking for a place on the Upper West Side. The apartment itself is a little bit unusual — somewhat like a lavish bachelor pad. It's a one-bedroom with a small room for a nursery. The owner had just lost her husband to a sudden death, so this was more than a transaction — [it was a] heartfelt transition. And the seller was really happy to sell to a family."*

— Leslie Lazarus, DJK Residential