

# REAL ESTATE WEEKLY

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BROKERS WEEKLY

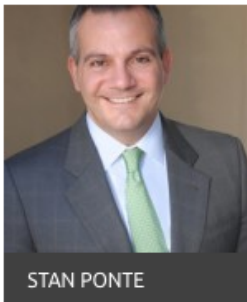
## DONE DEALS: Sotheby's duo sells \$41M Clarence Whitman Mansion

BY REW • MARCH 16, 2017

Japanese billionaire **Bungo Shimada** has sold his six-story mansion on the Upper East Side for \$41.5 million.

According to the *Wall Street Journal*, which first reported the deal, the property was sold to an undisclosed buyer.

The nine-bedroom home, located at 7 East 76th Street (pictured top) has 14,000 s/f of space. It contains 20 rooms, including a wine cellar, a rec'



STAN PONTE

room, a gallery, a solarium and two staff rooms. It also has secret passageways that connect several rooms.

The 19th-century house, also known as the Clarence Whitman Mansion, first hit the market for \$50 million in September 2015. At the time, Shimada told the *Wall Street Journal* that keeping the mansion in "top form" required too much effort.

By July of 2016, the asking price was reduced to \$42 million. After failing to move the property, Shimada relisted the home at a higher price, for \$45 million, in January.

Shimada, under the entity Island Future Investment BVI, Ltd., transferred ownership of the property to the Tabizuru Foundation for \$3.2 million in July 2015. He owned the home for about two decades.

Sotheby's **Stan Ponte** and **Max Collins** repped Shimada.

## MANHATTAN

### Upper West Side

490 West End Ave. #1C,

\$1,625,000

Two-bedroom, 2-bath co-op with 11 ft. ceilings, pre-war moldings, windowed eat-in kitchen and oak hardwood floors. The apartment has a foyer, glass French doors and a formal dining room that can be a third bedroom or den. The property has a full-time doorman and live-in super, bike room, storage room, laundry and gym. Asking price: \$1,595,000. Days on market: 33 days. CC: \$1,955.

Agents: **Naomi Davis, Brown Harris Stevens; Fainna Kagan, DJK Residential**

### Midtown East

414 E52nd St, #12F

\$559,000

660 s/f Junior One with south-facing living room and pre-war details including large windows, working fireplace, high ceilings and exposed beams. Renovated windowed semi-open kitchen with stainless steel appliances, including a dishwasher. Maintenance includes heat, electric, A/C. CC: \$1,394. Asking Price: \$559,000. Time on Market: 4 Weeks. Agents: **Cheryl Greenberg, City Connections Realty, Inc; Jordana Hirsch, Pink Stone Realty.**



CHERYL GREENBERG

### Murray Hill

10 Park Ave. #15S,

\$430,000

Updated pre-war home with beamed ceilings, dressing room with built-in shelving plus two closets. The building has a roof terrace, full time doorman/concierge, live-in resident manager, laundry and some storage. It is a pet friendly building walking distance to Grand Central and Penn Station CC: \$958.48. Asking Price: \$450,000. Time on Market: 19 Weeks. Agent: **Cheryl Greenberg, City Connections Realty, Inc.**

### NoMad

66 Madison Ave #7F

\$645,000

One bedroom, 1-bath loft with hardwood floors, 10 ft. beamed ceilings, living room with built-in surround sound and four windows. Open kitchen with marble counters, stainless steel appliances and pantry. Custom bedroom built-ins and walk-in closet. Madison Park pre-war building has a 24-hour doorman, laundry on every floor, basement storage. Asking price: \$675,000. CC: \$1,579. Time on Market: 96 Days. Agents: **Shaun Anders, Douglas Elliman; Juan Rodriguez, Charles Rutenberg.**

### Gramercy

280 Park Ave. South, #14C

\$1,505,000

One-bedroom, one-bath condo with L-shaped floor plan. Separate dining area, home office and living room with picture window. Recently-renovated windowed kitchen with Calacatta Gold marble countertops, Shaker-style cabinetry and stainless steel appliances. Building amenities include a rooftop swimming pool and lounge, fitness club, sauna/steam room, 24-hour doorman, and private playground. Asking Price: \$1,495,000. CC: \$883. Days on the Market: 33 weeks. Agents: **Justin Kim, Lia Wiedermann, Garfield Realty; Caroline Bass, Citi Habitats.**

### NoHo

3 Great Jones St. #1

\$2,600,000

2,000 s/f two bedroom, 2-bath home created from converted 19th century stable house on a private carriage lane. A Le Corbusier architecture-style home, the residence includes a spiral staircase, working wood fireplace, and 20 ft. ceilings. There are original light fixtures and beams, a cantilevered wardrobe, high-end appliances, maple wood floors, sky lights, a private outdoor area and original 14 ft. tall wooden stable door. Privately owned gated alley with private entrance. Asking price: \$2,800,000. Weeks on the Market: 31 weeks. Agents: **Ilan Bracha and Hila Peled, Keller Williams NYC Midtown; Justin Stolarczyk, Oxford Property Group.**



CAROLINE BASS

**West Village**

**140 Charles St. #7E,**

**\$1,575,000**

Updated corner one bedroom with balcony featuring partial river views. Open kitchen with stainless steel appliances. Hardwood maple floors throughout. Bath features new vanity and fixtures. Storage includes custom bedroom closet. CC: \$1,023. Asking Price: \$1,650,000. Time on Market: 0 Days. Agents: **Kathleen Manikowski, Corcoran Group; Adolfo Brenes, City Connections Realty, Inc.**

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**BROOKLYN**

**Greenpoint**

**190 Green Street, #401**

**\$1,125,000**

Contemporary two-bedroom, one-bath condo. Main living area with adjoining private balcony and 17-foot ceilings. A floating staircase leads to an open den/home office. Open-plan kitchen with stainless steel appliances and quartz countertops. Two queen-sized bedrooms, both with California-style closets. Bath with stone tile and soaking tub. Central air and hardwood floors throughout. Building amenities include a gym and roof deck with Manhattan skyline views. Asking Price: \$1,150,000. CC: \$503. Days on the Market: 4 weeks. Agents: **Sean D. Brewer, Compass; Andrea Saturno-Sanjana, Citi Habitats.**