

Brokers Dish on Their Current and Dream Pads

By MARJORIE COHEN

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NYC's brokers are the ultimate insiders - the ones who know what's available before anyone else. They also spend their days in and out of buildings, apartments and neighborhoods, so when they decide to buy or rent they often have a good idea of exactly what they want.

We spoke with 10 of New York's busiest agents to find out what sold them on their apartments, what they feel they're missing, and what their dream places looks like.

As it turns out, just like the rest of us, they want more space, better views and often, a tony Central Park West address.

DOUGLAS HEDDINGS

founder and president, Heddings Property Group

His place A three-bedroom, two-bath condo in a 25-year-old building on the Upper West Side facing West toward Broadway with a sliver of the river visible from his son's room.

Pros "The light, the layout with my kids' rooms on the opposite side from the master bedroom, open views up and down Broadway and a washer/dryer."

Cons "The kitchen and bathrooms that we planned to renovate before our daughter was born in 2004."

His dream apartment "Something on the D line in the Beresford at 211 CPW. It's the perfect apartment from layout to spectacular views of the park. Actually, my perfect home would probably be in the middle of Sheep Meadow, but privatizing Central Park would not be a popular idea."

PETER SEGALLA

realtor, Better Homes and Gardens Real Estate/Rand Realty

His place A midcentury modern junior four condo in Riverdale with a 7-by-43-foot wraparound balcony overlooking the Hudson.

Pros Space, light, views, privacy and easy access via elevator to a heated garage.

Cons "Condo real estate taxes and the fact that the integrity of the original design of my building hasn't always been respected - some people have changed their windows and they've painted over the exterior poured concrete columns instead of power washing them."

His dream apartment "A studio apartment at 860/870 UN Plaza that I would decorate in the style of [post World War II decorator] Billy Baldwin."

BRIAN MORGAN

senior vice president, Citi Habitats

His place "A one-bedroom condo in the Philippe Starck building on East 23rd Street, which feels bigger than it actually is because of the floor-to-ceiling windows."

Pros "The 'wow factor' when you walk into the lobby; a huge movie screen with surround sound only eight floors away where I like to watch films with friends; the balcony where I like to do my work on my laptop; the DirecTV wiring that allows me to DVR Miami Dolphins games; the open living area (I can talk to my guests while I'm cooking) and the location (all I'd need would be a pizza place and I'd never have to leave my block)."

Cons "I wish my oven were bigger - no Thanksgiving dinners happening at my place any time soon!"

His dream apartment "Something like the \$88-million-dollar apartment at 15 CPW that Dmitry Rybolovlev just bought for his 23-year-old daughter. I love it here, but I might have to rethink if I had access to that pad."

WEI MIN TAN

executive vice president, Rutenberg Realty

His place A large two-bedroom in a doorman building in Battery Park City.

Pros "Close to restaurants like Blue Smoke and the Shake Shack, near Whole Foods, the park and the marina."

Cons Battery Park is really windy in the winter.

His dream apartment "A high-floor, south-facing, three-bedroom apartment in the Visionaire here in Battery Park City with views of the Statue of Liberty from the dining room."

DOUG PERLSON

CEO, RealDirect

His place "A three-bedroom, two-bath co-op on lower Riverside Drive that we bought from an estate and gut-renovated."

Pros "Seasonal views of Riverside Park and the river, custom closets throughout, a home office built out of a former china closet, and being in one of the few buildings in this neighborhood with a gym, playroom, garage and roof garden."

Cons "As a postwar red brick building, ours is not the prettiest building on the Upper West Side ... fortunately we don't have to look out at our own building."

His dream apartment "I covet my neighbor's apartment - it would make a great combination with mine some day. I also like the Classic Sevens in 110 Riverside Drive, the scale of the rooms are terrific with major views of the river."

SCOTT WALSH

director of sales, TF Cornerstone

His place A large one-bedroom with a huge 1,400-square-foot garden and patio with direct views of the East River and the city skyline in Long Island City, right next to the iconic Pepsi sign.

Pros "The views, the garden that I use all year round, 13-foot ceilings, fabulous appliances and the easy four-minute subway ride to Grand Central."

Cons "Not enough storage space for things I only use once a year but need to keep."

His dream apartment "I'd love to live in a TriBeCa loft with a large outdoor space or in a brownstone. For me, outdoor space and quiet are critical."

PAOLO ZAMPOLI

senior vice president, Prudential Douglas Elliman

His place A new three-bedroom condo at 400 Fifth Avenue, above the Setai Hotel.

Pros All the amenities of the hotel that come with living there - the spa, valet service and restaurants.

Cons "I'd like more space - a whole floor would be nice."

His dream apartment "I am building it now: A town house for me and my family with six floors and 12,600 square feet in the Gramercy Park neighborhood."

SHARON MCINTOSH

president, The McIntosh Company

Her place A five-room prewar co-op in the West 90s.

Pros "Great space, nice light plus the layout - the bedrooms are separated from the public rooms by a hallway. And did I say great space?"

Cons "The kid upstairs used to dribble a basketball in his living room but happily he's grown up now and it's quiet. I wish my view was a bit better, but I still see plenty of sky and some trees."

Her dream apartment "Someday I might like to live in a new building in TriBeCa with squash courts and a pool and walls of windows with a view of New York Harbor. Or maybe stay on the Upper West Side and have an apartment with views of the those gorgeous sunsets over New Jersey."

AMY HERMAN

senior vice president, Halstead Property

Her place A one-bedroom condo in the East 70s that's been newly renovated. "I moved in a few months ago with my soon-to-be husband."

Pros "The beautiful roof deck, our dark cherry wood floors, my incredibly large walk-in closet and all the sunlight we get."

Cons "The scaffolding on the outside of the building, which means we can't use the roof deck this summer."

Her dream place "I'd love to live in an elegant town house in the West Village, Lower Fifth Avenue or uptown off Madison."

SUSAN MANSELL

vice president, Charles Rutenberg Realty

Her place A five-room prewar condo on West End Avenue in the 90s.

Pros "I love my high ceilings, hardwood floors, two full baths, three exposures giving good air flow, my washer-dryer and my kitchen."

Cons "We have a part-time doorman, I'd prefer full-time. We also need a new mailroom."

Her dream apartment "It would be on a high floor in the Dakota - a classic eight with four bedrooms and three baths, facing Central Park."