

OBSERVER

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TRANSFERS

BY MORGAN HALBERG



39 FIFTH AVENUE

\$10.5M



1 WEST 72ND STREET

\$21M



45 EAST 9TH STREET

\$2.6M

DESIGNING MEN

MAYBE THIS TIME HE'LL MOVE MORE THAN 650 feet away?

Interior designer, author and television personality **Nate Berkus** and his partner **Jeremiah Brent**, also an interior designer, have listed their Greenwich Village duplex, two short years after purchasing it for \$5 million. They moved in after Mr. Berkus sold his West 9th Street co-op, a brisk two-minute walk away.

"This neighborhood, particularly the blocks around West 11th and West 10th Streets, has a unique magic," Mr. Berkus, whose daughter Poppy was born in March, told *Architectural Digest*. "We knew we wanted to have a family and that we wanted to raise our child in New York."

The penthouse at **39 Fifth Avenue** has undergone quite the renovation—it was featured on the cover of *Architectural Digest*—and is beautifully done (obviously), but whether the three-bedroom, 2.5-bath home warrants the \$10.5 million price tag remains to be seen. It does seem a tad ambitious to ask more than twice what one paid just two years ago, but Mr. Berkus clearly believes in the power of good decor.

Core broker **Emily Beare** has the listing, which highlights the co-op's 10.5-foot coffered ceilings, multiple fireplaces and a wrought-iron staircase. It also notes that the master suite includes a "dressing room larger than most bedrooms." And considering that the *AD* shoot shows a photo of a shoe closet larger than many an apartment, we don't think Ms. Beare is exaggerating.

Wherever the couple goes next is sure to get an equally as stylish renovation, but it must hurt to part ways with this one—at least with that closet. Maybe doubling one's money makes leaving it easier? In any event, we're guessing the family is moving on to a place with even more closets—after all, their daughter's shoe collection will soon need a room of its own, as well.



Nate Berkus



Candace Bushnell

DISCOUNT AT THE DAKOTA

JUST BECAUSE AN APARTMENT IN A LEGENDARY building was owned by a legendary Hollywood star doesn't mean it will command a legendary price. At least, this seems to be the lesson to take away from the sale of Lauren Bacall's Dakota pad, which just hit city records.

As previously reported, Bacall's Dakota apartment was purchased by **Ronald and Cynthia Lewis Beck** earlier this fall. We now know they did so at a good discount—first listed for \$26 million, the co-op's price was slashed to \$23.5 million before it went into contract, and records show the Becks paid Bacall's estate a mere \$21 million to become the newest residents of **1 West 72nd Street**.

Bacall lived in the sprawling nine-room co-op for the last 53 years of her life, until her death in August of last year, after which her estate was split between her two children with Humphrey Bogart and her son with Jason Robards.

Bacall allegedly purchased the apartment in the fabled Dakota for between \$18,000 and \$48,000 in 1961, and per the listing held by Warburg's **Rebecca Edwardson**, the apartment still has many of its original details, including the fireplace. Besides the permanent bragging rights of being able to say that Lauren Bacall used to walk the halls, other highlights include 13-foot ceilings, a formal dining room, a 70-foot gallery and 100 feet of Central Park views.

Mr. Beck, the managing director and portfolio manager of global hedge fund Oaktree Capital Management, should be well able to afford updates for the three-bedroom, 3.5-bath home, which looks to be in need of a little freshening up.

And that more than likely accounts for the fact that the Becks managed to nab a glamorous movie star's apartment for \$5 million under than the original list price. After all, estate condition is still estate condition, even when it's the estate of Lauren Bacall.

NEW OWNER, SAME CITY

SOMEONE HAS FINALLY STEPPED UP TO FILL Carrie Bradshaw's Manolos.

Well, by Carrie Bradshaw, we mean *Sex and the City* author (and former *Observer* scribe) **Candace Bushnell**. (Who has, in the past, been quite insistent about her distinctness from Carrie—sorry Ms. Bushnell!)

And by Manolos, we mean her Greenwich Village co-op...though the one-bedroom, 1.5-bath apartment is pretty much the decor equivalent of one of the extravagant designer shoes worn on the show, complete with crystal chandeliers, gold leaf, velvet and so on. Our personal favorite was the bathroom wallpaper adorned with Ms. Bushnell's face, but as we noted earlier this year, that seemed to be too over the top (or at least too personal) for potential buyers.

The apartment at **45 East 9th Street** has been on and off the market since 2012, but until earlier this month Ms. Bushnell found herself out of luck.

That's when **Rachael Powell** paid \$2.6 million for the prewar spread, per public record, and Ms. Bushnell did pretty well, we must say—just a hair under the \$2.64 million price tag. Perhaps she'll celebrate with a new pair of shoes (or a few)? Hey, finding a buyer is not entirely dissimilar from finding love—sometimes you have to wait a while for the right one.

The listing, shared by Corcoran brokers **Chris Kann, Jennifer Ireland** and **Robert Browne**, promises that the abode is "Quintessential New York City." Perhaps they're referring to the fact that Chris Noth, a.k.a. SATC's Mr. Big, is a neighbor in the building, which is most definitely a real estate bonus.