

# NEW YORK POST

## Gimme Shelter: Lookin' good

*Last Updated:* 8:49 AM, September 17, 2009

Jennifer Gould Keil

TIS the season to revisit. This fall, while many people who recently agreed to buy properties are triple-checking fine print — desperately looking for typos and esoteric rules to help them get out of their contracts — those who waited to buy are seeing seriously reduced prices.

**Nate Berkus**, **Oprah Winfrey**'s favorite furniture-designing dude, is taking another look at 330 Spring St., otherwise known as the Urban Glass House. The condo building was the last project designed in part by starchitect Philip Johnson, who died before he saw it completed.

Last year, Berkus looked at a \$3.1 million, three-bedroom, 3½-bathroom, 2,037-square-foot pad that was listed for more than \$1,500 per square foot. This year, he is looking at a two-bedroom, three-bathroom, 1,457-square-foot apartment that is listed for less than \$1,300 a square foot — significantly less than it previously sold for.



lorenzo ciniglio

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GLASSY CHASSIS: Nate Berkus (inset) takes one more peek at the Urban Glass House.

The current owner, a real estate investor, bought the apartment with floor-to-ceiling windows and Statue of Liberty and Hudson River views for \$2.4 million but is now asking \$1.89 million for it.

“They’re taking a price hit. That’s the way it goes in today’s economy,” says broker **Tom Postilio** of Core Group Marketing, adding that the buyer needed to “lessen” his real-estate portfolio.

Berkus picked up a styling tip while touring the price-chopped pad. There was a panel of fabric, like a loose curtain, on an entry-hall wall covering an electrical panel, which the designer noted that he plans to remember and use for future projects.