

September 15, 2016

Game Time

real estate

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An enormous space that's part luxe living, part entertainment hall

BY MORGAN HALBERG

"THIS APARTMENT IS JUST SO FUN," CORE broker Emily Beare told the Observer, opening the heavy wooden door of the maisonette at 87 Leonard Street.

Indeed, the four-level condo, listed for \$7.75 million, is unapologetically frivolous, with just two bedrooms spread out over 7,414 square feet.

"A lot of people are attracted to Tribeca by lofts and the volume of space," Beare said matter-of-factly as we peered up at the 17-foot ceilings in the living room, where the original wood beams and Corinthian cast iron columns are juxtaposed with modern details like wide-plank white-oak floors and a gas fireplace.

We strolled into the kitchen, which is outfitted in subway-tiled walls and stainless steel appliances, as well as a honed statuary marble island and Prada black marble countertops, and then on to a "secondary" bedroom with en-suite bath on the other end of the floor, adjacent to a garden patio. The lofted master suite, which looks out at the main floor but can be closed off by way of a pocket door, is up one flight of wooden stairs. Along with five closets, there's a master bath with floor-to-ceiling Calacatta gold marble, herringbone patterned floors and a porcelain tub.

With the necessities already taken care of above, the lower two floors are configured in rather whimsical way. One is set up as a screening room, with rows of leather armchairs lined up facing one wall. "We thought this would be perfect for a movie theater," Beare explained, and there's also an office-and-sleeping space as well as an additional powder room and wet bar.

Down another flight of stairs, "the fun really begins," Beare said excitedly, revealing a poker table, three arcade games, Ping-Pong table and a foosball machine, with a basketball hoop placed against a wall that makes use of the double-height ceilings.

"There aren't many spaces like this in the city," Beare laughed. "With this kind of space, you can create anything you want," she pointed out. "That's what makes it special." ■



87 Leonard Street.



WHAT BETTER WAY TO FILL FOUR STORIES THAN WITH ELEGANT DETAILS — AND AN ARCADE ROOM?

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