

# THE WALL STREET JOURNAL.

June 9, 2017

M2 | Friday, June 9, 2017

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## MANSION

### PRIVATE PROPERTIES

## \$44 Million, With Moat, in L.A.



A just-finished 12,000-square-foot, modernist home in the exclusive Doheny Estates of Los Angeles will list for \$44 million.

The home, a glassy, three-level spread with five bedrooms and eight bathrooms, sits on a 0.8-acre bluff overlooking the ocean, according to listing agent Paul Lester of the Agency. The stone, glass and wood facade includes a "moat" water feature with fire pits that surround part of the structure.

The triple-height great room includes a walnut bar backed by a 26-foot-tall wall of shelving, which is currently stocked with a selection of scotch. The lower level, dug into the hillside, includes a wine-display room,

lounge, home theater and a "wellness" room with a European-inspired sauna and steam area.

The home will also include biometric fingerprint readers and "geofencing" technology, which can activate or lock the lights and electric sliding doors.

Mr. Lester said the owners tore down an existing villa and spent four years designing and building this home. He said the home wasn't built speculatively, and that the owners have decided to sell to relocate for their children.

The property sold for \$6.65 million in 2012 to a limited-liability company, according to public records. Mr. Lester wouldn't identify the owner,

saying it belongs to a French family. State filings show Jean-Jacques Allouche as the managing member of the LLC. Mr. Allouche couldn't be reached for comment.

At about \$3,666 a square foot, the home is priced to lure ultra-affluent buyers who might otherwise have to wait years for other under-construction mansions to finish, Mr. Lester said.

Nearby is the country's most expensive home wager: a 74,000-square-foot, \$500 million spec home now under construction.

Mr. Lester shares the listing with Brandon and Rayni Williams of Hilton & Hyland.

—Stefanos Chen

## ROCKER JON BON JOVI LISTS MANHATTAN HOME FOR \$17.25 MILLION

Last year, rocker Jon Bon Jovi released an album titled "This House Is Not For Sale." Now he's looking to trade up, and is putting his downtown Manhattan duplex on the market for \$17.25 million.

A duplex on the fourth and fifth floors of West Village condominium 150 Charles Street, the apartment measures about 4,000 square feet, with three bedrooms plus a den that could be used as a bedroom, said listing agent Robby Browne of the Corcoran Group.

On the lower level there is a roughly 1,500-square-foot landscaped garden overlooking the Hudson River; on the upper level there is a terrace off the master bedroom. Mr. Bon Jovi and his wife, Dorothea, made some tweaks to the apartment's layout, Mr. Browne said.

Mr. Browne said the musician was

attracted to 150 Charles partly because of its amenities, including a doorman, an indoor swimming pool, a gym and a children's playroom.

The listing comes just two years after Mr. Bon Jovi paid \$12.88 million for the unit, according to public records. He signed a contract to buy the apartment from developer Witkoff in 2013, before the building was built, Mr. Browne said. Mr. Browne said Mr. Bon Jovi, 55, and his wife, who have four children, decided they need more space and are looking at larger homes in the area.

Mr. Bon Jovi sold his Soho penthouse for \$34 million in 2015, according to public records. A New Jersey native, he has owned a riverfront mansion in Middletown, N.J., for years, and has a home in East Hampton.

—Candace Taylor



## ONETIME GROUCHO HOME HITS MARKET

The former Los Angeles home of the late Groucho Marx is going on the market for \$4.2 million.

Born Julius Henry Marx, the star of radio, film and television owned the home during his first years as the host of the game show "You Bet Your Life," which began as a radio broadcast in 1947 before debuting on television. He sold it for \$35,000 in 1949, according to Provident Title Company, which reviewed the ownership history for the *Journal*. Mr. Marx died in 1977.

The Sunset Plaza home is now returning to market seven months after it last sold, said agent Juliet Zacarias of Sotheby's International Realty. In November Neel Devani, 40, a financier turned real-estate investor, bought the home through a limited-liability company for \$3.45 million, public records show. He is selling the home after a Hollywood Regency-style face-lift.

The renovation of the circa 1935 home included a high-contrast, lacquered black-and-white finish on the facade, and the restoration of original



herringbone wood floors, moldings and wainscoting inside the four-bedroom, 4½ bath spread. The rear of the 10,000-square-foot lot includes a restored brick patio, pool and spa, and a half-bath with a steam shower.

Ms. Zacarias said the home, minutes from the celebrity-filled Bird Streets, is primed to sell quickly because the Hollywood Regency style is back in vogue. She added that a similar nearby home recently sold for about \$6.4 million. —Stefanos Chen

## KELSEY GRAMMER IN CONTRACT TO SELL NEW YORK CONDO

Actor Kelsey Grammer is under contract to sell his condo in New York's Chelsea neighborhood almost a year after it went on the market for \$9.75 million.

The 3,076-square-foot, three-bedroom apartment, located near the top of a 23-story glass tower designed by Pritzker Prize-winner Jean Nouvel, had been reduced to \$8.95 million in March and will close for "just below \$8 million," said listing agent Emily Beare with CORE. She shared the listing with Daniel Amell at the same brokerage.

"It takes forever and ever to get a deal done" in this price range, Ms. Beare said. When the listing first came on there were fewer options, but many pricey new units have cropped up since, she said, softening the market.

Mr. Grammer bought the unit for \$6.4 million in 2010 through a limited-liability company, records show. His publicist, Stan Rosenfield, confirmed that Mr. Grammer owned the apartment, and was selling because his family "had outgrown it." Mr.



Grammer, 52, has seven children; he is best known for his roles on the television shows "Cheers" and "Frasier," and will star in the Amazon series "The Last Tycoon."

The apartment will sell unfurnished, but was shown with the owner's personal belongings. Curious buyers might have connected the dots, Ms. Beare said—Mr. Grammer's piano, from the set of the sit-

com "Frasier," was prominently displayed.

The agents wouldn't identify the buyers. Ms. Lalehzar said they are a local family who viewed the property seven times.

—Stefanos Chen

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