The New York Times https://www.nytimes.com/2018/06/14/realestate/a-soho-triplex-on-the-market-for-65-million.html

EXCLUSIVE

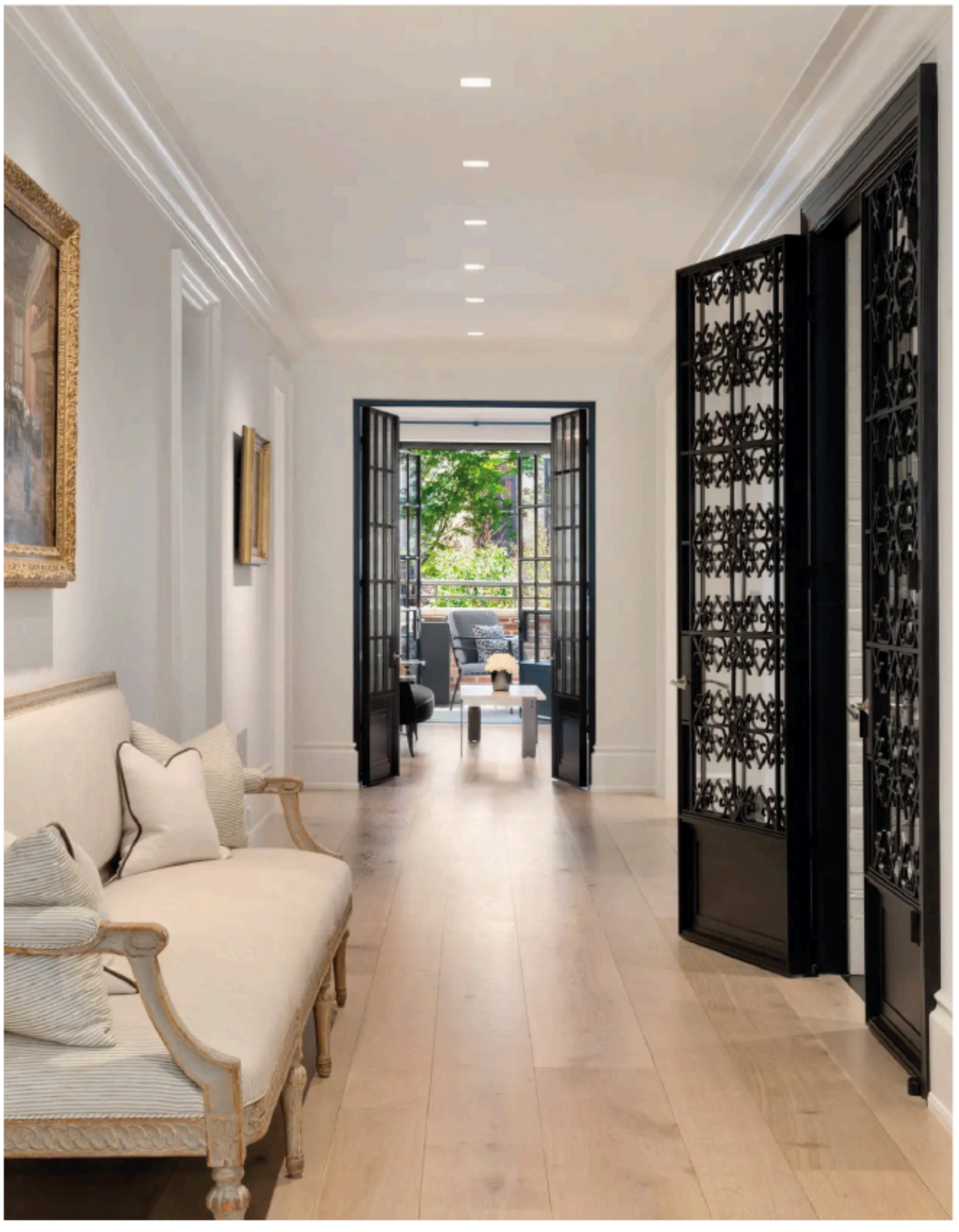
A SoHo Triplex on the Market for $65 Million

By Vivian Marino

June 14, 2018

A rambling, meticulously renovated triplex atop 419-421 Broome Street, the 19th-century cast-iron building in SoHo where the actor Heath Ledger had been renting a loft when he died 10 years ago, is returning to the market.

The asking price for this penthouse, near Crosby Street in the SoHo-Cast Iron Historic District Extension, is $65 million, according to Shaun Osher, the chief executive of Core. He is listing the property with Emily Beare, also of Core, along with J. Eric Becker of the Corcoran Group. Monthly carrying charges total $36,337.



The main level, at the fifth floor, has a long, central gallery.

Evan Joseph Studios

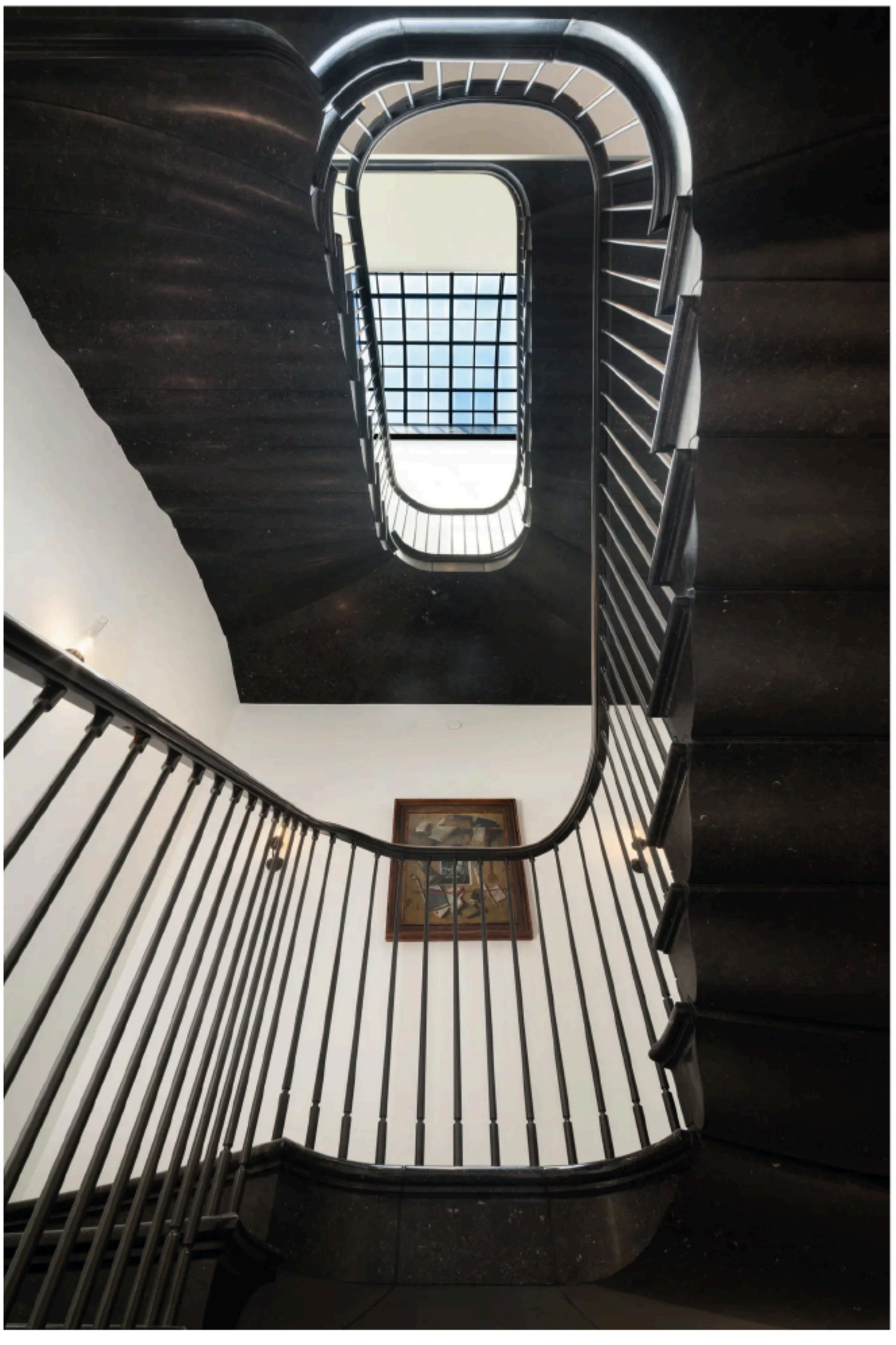
David Matlin, a distressed asset investor, and his wife, Lisa Matlin, who once owned a clothing and gift boutique with the actress Phoebe Cates, bought the apartment, which encompasses the fifth through seventh floors, for $17.8 million in April 2011.

They spent far more time on renovations, however, than actually living there. And now, as almost empty nesters with their daughter recently graduating from college, they are looking to downsize. Ms. Matlin, who is a Broadway producer and hoping to move elsewhere in SoHo, said the apartment was too big for just her and her husband.

The 31-by-46-foot great room at the apartment's north end has 14-foot ceilings, six arched windows, two skylights and two wood-burning fireplaces. Evan Joseph Studios

For more than four years the couple had worked to transform the unit through gut renovations into a vertical mansion, with amenities and finishes resembling that of a five-star hotel (hot tub and dumbwaiters included).

The Matlins painstakingly selected wood, stone and other adornments. They chose Dinesen oak for floors and paneling, Statuary marble from Italy's Carrara region for the bathrooms, and honed black granite and tiles from Franz Mayer of Germany for the kitchen, among the many finishes. Industrial elements were also incorporated, in a nod to the building's manufacturing past, with the use of metals like steel in the doors and skylights and La Forge de Style bronze in the railing along the cantilevered black marble staircase from Chesneys.



Industrial elements were incorporated, in a nod to the building's manufacturing past, including the use of La Forge de Style bronze in the railing along the cantilevered black marble staircase from Chesneys. Evan Joseph Studios

The apartment was also configured to have an open, loft-like flow with lots of light from the oversize windows and skylights and ready access to the six irrigated and landscaped terraces. Ms. Matlin, who had spearheaded the renovations and even made trips to Italy for the marble, said the apartment was a great place for entertaining.

The home is about 8,000 square feet, with three bedrooms and five full and two half baths, though there are several rooms that could be converted into additional bedrooms. There is outdoor space on all levels, totaling 3,800 square feet, including an unfinished roof, where there is an additional en suite bedroom with a built-in bed designated as staff quarters. The apartment also comes with cedar-lined storage in the basement, two parking spots, and other modern conveniences like a Crestron home automation system.

The bathrooms were renovated with Statuary marble from Italy's Carrara region. Evan Joseph Studios

Each of the three floors has a private elevator landing with a connecting dumbwaiter, allowing the Matlin family and their guests to easily transport food, towels and other items between floors. And every room has a window.

On the main level, at the fifth floor, is a long, central gallery that leads to a 31-by-46-foot great room at the apartment's north end. This open space — with 15-foot ceilings, six arched windows, two skylights and two wood-burning fireplaces — has

several functions. There are areas for dining, lounging, office work, and recreation (thanks to an antique cast-iron Collender pool table).

The great room has several functions, with areas for dining, lounging, office work, and recreation. Evan Joseph Studios

From the great room, steel and glass pocket doors open to a large main kitchen, which is outfitted like a professional kitchen with three pantries, two of which incorporate wine storage; a fireplace; breakfast bar; and high-end stainless-steel appliances (two of everything); and a built-in TV. The kitchen holds a multitude of storage, including a silver closet and walls of cabinets that extend to the top of the 20-foot ceiling, reachable via rolling ladder.

Off the kitchen is a paneled office with a skylight; it could be converted into another bedroom. There is a guest bedroom with a marble bathroom across the hall and one of two master bedrooms, with an en suite marble bath, a walk-in closet and a 10-by-16-foot terrace with granite pavers and plantings like boxwood and a Japanese maple tree.

The master suite, which encompasses the sixth floor, has dual marble bathrooms, a wood-burning fireplace with a carved marble mantle; several closets, a coffee bar and two private terraces. Evan Joseph Studios

The main floor also contains a laundry room and a half bath, and the hallway leading to the bedrooms is lined with built-in storage.

The master suite, embellished with silk velvet upholstery wall coverings, encompasses the sixth floor. It features another skylight; dual marble bathrooms, one with a marble soaking tub and another with a steam shower; a wood-burning fireplace with a carved marble mantel; several closets; and a coffee bar. There are two private terraces, one of which is reached through an enormous dressing room.

The apartment has six irrigated and landscaped terraces. Evan Joseph Studios

The third level has another dining room and laundry area, a half bath, a galley kitchen, and a gym, which also could be converted into another bedroom. Ms. Matlin said she wanted each floor to be self-sustaining.

This floor also holds a media room with barrel-vault ceilings, another fireplace and a built-in 100-inch TV.

The media room opens to two large wraparound terraces. The larger of the two is lined with ivy and gaslights, and features an outdoor fireplace with a 75-inch TV above the mantel, a heated canopy, hot tub with an awning and barbecue area. The garden terrace on the north end has a limestone fountain.

If this apartment sells for its $65-million asking price, it would break the record for most expensive single residential sale in downtown Manhattan. (That record was set just last month with a $59.06 million penthouse sale at the Getty condominium in West Chelsea.)

“Something this special and unique is going to sell,” said Ms. Beare, one of the listing brokers. “This is completely bespoke.”

The building at 419-421 Broome Street has four residences and an art gallery on the ground floor. It was built in 1873 and designed by the architect Griffith Thomas, whose work included the New York Life Insurance Building.

Over the last century, the building has been home to a number of occupants, among them, the New York City Board of Education, which took over the space in 1897; a covered wire manufacturer; a typewriter company; and a dust-removal company.

Mr. Ledger, the actor, had rented a 4,400-square-foot loft on the fourth floor, paying about $25,000 a month. It was in his bedroom there that he was found dead in January 2008 of an accidental drug overdose.

A version of this article appears in print on , Section RE, Page 4 of the New York edition with the headline: Need More Room? This Triplex Is Yours for $65 Million

BIG TICKET

The Penthouse That Keeps Breaking Records in SoHo

The triplex on Broome Street sold for $49 million, which was the most expensive closing in New York City in November.

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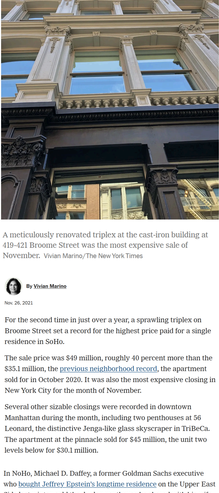

A meticulously renovated triplex at the east-iron building at 419-421 Broome Street was the most expensive sale of November. Vivian Marino/The New York Times

By Vivian Marino

Nov. 26, 2021

For the second time in just over a year, a sprawling triplex on Broome Street set a record for the highest price paid for a single residence in SoHo.

The sale price was $49 million, roughly 40 percent more than the $35.1 million, the previous neighborhood record, the apartment sold for in October 2020. It was also the most expensive closing in New York City for the month of November.

Several other sizable closings were recorded in downtown Manhattan during the month, including two penthouses at 56 Leonard, the distinctive Jenga-like glass skyscraper in TriBeCa. The apartment at the pinnacle sold for $45 million, the unit two levels below for $30.1 million.

In NoHo, Michael D. Daffey, a former Goldman Sachs executive who bought Jeffrey Epstein's longtime residence on the Upper East Side last winter, sold the duplex penthouse he shared with his wife, Blake Daffey. The price was $24.6 million. And in the West Village, a four-story townhouse with a garage was bought for $17.6 million, nearly $1.7 million above the asking price.

The TV journalist Soledad O'Brien closed on a penthouse in Harlem. Al Drago/Getty Images

The apartment, at 1845-51 Adam Clayton Powell Jr. Boulevard, has six bedrooms and a living room with a wood-burning fireplace. Courtesy of Douglas Elliman

Elsewhere in the city, the veteran TV journalist Soledad O'Brien and her husband, Brad Raymond, an investment banker, bought a penthouse with a spacious rooftop terrace in Harlem.

The record SoHo sale, at $49 million, took place at 419-421 Broome Street, the 19th-century cast-iron building where the actor Heath Ledger had been renting a loft when he died 13 years ago. The penthouse is situated near Crosby Street in the SoHo-Cast Iron Historic District Extension.

The seller was Menemshovitz NY Realty, an entity apparently associated with the company that three years ago bought the vacation home the Obama family had rented for three summers in Martha's Vineyard, Mass.; the buyer used the limited liability company Oak Shade.

The loftlike apartment, encompassing the fifth through seventh floors, has around 8,000 square feet of interior space, with three bedrooms and five full and two half bathrooms, along with two kitchens, a media room and a gym. There is also a roof deck and six landscaped terraces, totaling 3,800 square feet, one of which includes a hot tub.

The home had been meticulously renovated before the two record-setting sales, by David Matlin, a distressed asset investor, and his wife, Lisa Matlin. The couple acquired the triplex 10 years ago for $17.8 million. And after four years of top-to-bottom work that included painstakingly selecting high-end materials from around the world, they put it back on the market in 2018, initially for as much as $65 million.

The recently sold penthouse atop 56 Leonard has panoramic water views from its more than 900 square feet of exterior space. Katherine Marks for The New York Times

At 56 Leonard, the top-floor penthouse that closed at $45 million encompasses nearly 7,800 square feet over two floors and contains five bedrooms and five and a half bathrooms, along with a bird's-eye view of New York Harbor and the Hudson River.

The rambling duplex, with floor-to-ceiling windows and 19-foot ceilings, has more than 1,200 square feet of outdoor space that includes a terrace off the kitchen and great room, another off a bedroom, and a private balcony in the primary bedroom suite.

The seller, identified as Unicon Investment Holdings L.L.C., had paid around $47.9 million for the unit when it was brand-new, in June 2017. The new owner used the limited liability company Misfit Owlet.

The penthouse, on the 58th floor, has five bedrooms, five and a half bathrooms and 5,489 square feet, and sold for $30.1 million. It also has panoramic water and cityscape views from its walls of windows and two terraces, off the main bedroom suite and the great room. The buyer's identity was shielded by the limited liability company Proudspire.

The seller was Leon Shaulov, the founder of the hedge fund Mapelane Capital, which earlier this year had lost money betting against GameStop's stock. But he and his wife, Irina Shaulov, made a handsome profit on the apartment sale, having bought it in April 2017 for nearly $26.8 million.

The cantilevered building, completed in 2017 on the corner of Leonard and Church Streets, was designed by the Swiss architects Herzog & de Meuron and developed by the Alexico Group.

The NoHo duplex sold by Mr. Daffey for $24.6 million is at 25 Bond Street, a cobblestone road near Lafayette Street. It extends 6,376 square feet and has four bedrooms, four full bathrooms and two powder rooms. The home also comes with a 550-square-foot terrace off the great room and a 1,200-square-foot roof deck with an extra-large hot tub. Both outdoor spaces have stunning Manhattan skyline vistas.

The apartment, initially listed for $27.5 million, was purchased through the limited liability company Adig Properties.

In March, the Daffeys closed on the purchase of the Epstein mansion at 9 East 71st Street, paying $51 million. The neo-French Classic building, between Madison and Fifth Avenues, was initially listed for $88 million in July 2020, several months after Mr. Epstein's suicide in a Manhattan jail cell, where he was being held on sex-trafficking charges.

The Daffeys said they planned an extensive makeover of the Upper East Side building "physically and spiritually."

The West Village townhouse sale, totaling $17.6 million, took place at 93 Bedford Street, between Grove and Barrow Streets. The asking price was $15.95 million.

The brick structure, 25 feet wide and traversing 9,232 square feet, is currently configured as a multifamily home with a garage, according to the listing with Leslie J. Garfield, but could be converted into "an unrivaled single-family West Village mansion."

The building was erected in 1895 and first used as a stable, and later served as the home of J. Goebel & Company, an importer of Grosslamerode clay.

The new owner is listed as Bedford Village, LLC.

The Harlem penthouse purchased by Ms. O'Brien and Mr. Raymond is at 1845-51 Adam Clayton Powell Jr. Boulevard. The couple paid $4.8 million.

Their new 5,810-square-foot home has six bedrooms and six and a half bathrooms, along with a living room with a wood-burning fireplace, a family room and a home office, according to the listing with Douglas Elliman Real Estate.

But the home's real showstopper can be found by climbing a glass and stainless-steel staircase off the main foyer. At the top sits a 4,000-square foot terrace featuring an outdoor kitchen and dining area, two cabanas, and a basketball half court. The space also offers Central Park and city skyline views.

Ms. O'Brien, a former CNN anchor, is the founder of the Starfish Media Group, a media production company.

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