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Hirt pay dirt

Serial real estate buyer **Michael Hirtenstein** (right) is in contract for a 4-acre property with a sweet 5,000-square-foot modern home on Montauk's "millionaire's row." The Old Montauk Highway land also includes a 2,400-square-foot guest house. Hirtenstein, who's closing on the \$13 million deal this month, is paying significantly less than the property's 2007 \$35 million asking price — and he's also getting about \$1 million worth of mid-century furniture and a Crestron audio/visual system thrown in.



The sellers are **Kenneth** and **Jeanne Levy-Church**, philanthropists who were victims of the **Bernie Madoff** scam. They cut their asking price to \$25 million and then \$19.9 million before settling for much less. The four-bedroom, six-bathroom main house with a pool is perched above the Montauk shoreline and comes with 300 feet of oceanfront.

Hirtenstein lives in TriBeCa's One York building, where Texas billionaire **Tilman Fertitta** just bought a \$19.5 million condo. Douglas Elliman broker **Melanie Lazenby** had no comment on Fertitta's deal.