

# Triple Assessment

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**Charges & Taxes:** \$3,831 per month.

**Agent:** Brian Lewis, Halstead Property.

This genteel six-room feels like a Park Avenue co-op, but it's a condo, right across from Carnegie Hall. Our panelists found pricing it a challenge, especially in this up-and-mostly-down market.

*Robert Rosa, Century 21 NY Metro:*

"It's a prewar condo, and that's unique," declared Rosa. He appreciated the flowy layout and the master bedroom's "south and west exposures. You can't get any better." His quibble: The master bathroom's a little small.

His assessment: \$3.02 million.

*Leslie Modell Rosenthal, Warburg Realty:*

Rosenthal found the space "cavernous. I love how they have these enormous rooms but it feels homey." She also noted that it's "soothing and quiet" despite its busy location. But although she loved "the space in the kitchen [and] that it's windowed . it kind of reads circa-1980s."

Her assessment: \$3.975 million.

*Noble Black:*

Black thought the foyer set the tone: "You get a sense that the rooms have great proportions . Gracious is what keeps going through my head." He suggested that the dining-room furniture was underselling the place: "It could feel even grander if they had a large table and more-substantial furniture."

His assessment: \$3.5 million.

*And the asking price is . \$3.25 million, recently reduced to \$2.95 million.*