

THE WALL STREET JOURNAL.

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THE WALL STREET JOURNAL.

Friday, August 24, 2018 | **M1**

Townhouse Sale Is Among Priciest In New York in 2018

REAL-ESTATE INVESTOR Joseph Chetrit has sold a townhouse on New York's Upper East Side for a price in the low-\$40 million range, making it one of the priciest New York City townhouse deals to close so far this year, according to sources with knowledge of the deal.

Mr. Chetrit, a onetime owner of the Sony Building and Hotel Chelsea, listed the townhouse for \$51 million in November 2017. It was part of a collection of three adjacent mansions Mr. Chetrit bought from Lenox Hill Hospital in 2007.

Mr. Chetrit paid a combined \$26 million for six adjacent brownstones, then combined them into three. The properties are represented by Noble Black, Richard Steinberg and Roger Erickson of Douglas Elliman. The agents declined to comment on

the identity of the buyer, who purchased through a limited-liability company. The deal closed earlier this week.

The 36-foot-wide townhouse is the largest of the three. It measures about 15,000 square feet with eight bedrooms. The traditional design features marble, onyx and brass finishes. There is a wall of glass on the ground floor overlooking the limestone-clad courtyard. A second townhouse is currently on the market for \$39 million, while the third is not yet on the market.

Mr. Chetrit couldn't be reached for comment.

One person familiar with the deal said the buyer fell in love with the home, located at 110 East 76th St., while visiting it as part of the 2018 Kips Bay Decorator Show House. The buyer reached a deal with some of the



BRIAN WITTMUS (2)

The Upper East Side townhouse measures about 15,000 square feet with eight bedrooms.

event's interior designers to retain some of their design elements, that person said.

The largest townhouse deal so far of 2018 closed in February, when Chinese conglomerate HNA Group sold a property formerly owned by art heir David Wildenstein for \$90 million, property records show.

—Katherine Clarke

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