

## DONE DEALS

### He's a record breaker

CORE's Michael Graves broke West End Avenue price records with his \$1.75 million sale of a unit at No. 10.

The rarely-available fully-equipped corner unit on the 21st floor drew a ton of attention during its eight months on the market.

It has Hudson River views from floor-to-ceiling windows and a custom-designed kitchen with Bosch washer/dryer and etched glass cabinets. The master bedroom is en suite with a walk-in closet.

Amenities at 10 West End Avenue include a full service 24-hour doorman, parking garage, bicycle room, temperature controlled grocery storage, children's activity center, workout facility and a 50-foot pool.

At 1,329 s/f, apartment 21B fetched \$1,316 psf. According to Graves, the closest sale in the last 24 months was 11J for approximately \$1,258 psf in September 2009.

Graves listed the unit at \$1,850,000. **Natasha Viardo** at G. Laurie Cooper, Inc. brought in the buyer, a Russian national who paid all cash.



## HAVE YOU HEARD? · DONE DEALS

**B**ROKERS WEEKLY is about to make its reality TV debut.

Reporter Liana Grey was filmed interviewing CORE's Michael Graves during an open house party at J Condominiums, a luxury tower in DUMBO.

A crew from HGTV's popular series, *Selling New York* filmed Grey as she quizzed Graves about his unusual strategy for marketing the building's \$3-plus million penthouse: he transformed the two-bedroom unit into a trendy art gallery, adorning the walls with paintings by Chicago artist Mike Popilek.

Hundreds of votive candles glowed in the dimly lit apartment while in the living room, which overlooks downtown Manhattan, concert pianist Alexander Moutouzkine — a good friend of Graves' — played classical masterpieces for a crowd of about 100. Sushi was served on a granite-topped island in the open kitchen. Cameras rolled throughout the evening.

The episode will air during *Selling New York*'s second season, which premieres in January.

## Broker's double duty

CORE Group's Michael Graves ended the year on a high note closing two big deals within days of each other.

He sold a 1,782 s/f condo at 100 West 18th Street for \$2.6 million. Then he followed up that deal with a \$1.1 million sale at 100 Jay Street in DUMBO.

The Chelsea apartment building was designed by architect Garrett Gourlay to stand out on the block. The 10-story building with iridescent black brick facades certainly does that.

At the Jay Condominium in DUMBO, it was the stylings of Andre Escobar that turned the head of the buyer,

Graves repped both the buyers and sellers in each transaction, all "good friends" of the company, he said.

"I know I'll be working with all of them for many years to come," Graves added. "Everyone left the closing table feeling great on these transactions."

The broker paid to have one apartment painted. "We received the full asking price from the first buyer who visited the apartment.

It was an investment I'd make again any day of the week."



## DONE DEALS

240 Park Ave. Sth PH-15A  
\$5,850,000.00

Gwathmey & Siegel signature residence. Three-bed penthouse overlooking Gramercy Park. 3.5 bath, 950 s/f terrace, 12'6" ceilings throughout. Intelligent home and entertainment system. Designer fireplace, 8' x 8' window bays, pro-chef's kitchen granite countertops, Sub-Zero refrigerator, Viking wine cooler. All bedrooms include en suite. Amenities include a 24-hour doorman/concierge service, library, garden, and a play and fitness room. Asking Price: \$5,950,000. CC: \$3,048. Days on the Market: 5 months. Agent: Michael Christopher Graves, CORE

## DONE DEALS

UPPER WEST SIDE  
10 West End Avenue  
\$1,750,000

Fully-equipped corner unit on the 21st floor with Hudson River views. Bosch washer/dryer, imported Pianeta Legno Aformosa wood floors and floor-to-ceiling windows. Custom-designed open kitchen; en suite master bedroom, walk-in closet; master bathroom with Vena Oro marble walls.



24-hour doorman/concierge service, parking garage, bicycle room, temperature controlled grocery

## DONE DEALS

GRAMERCY PARK  
300 East 23rd Street  
\$1,655,000

1,221 s/f two bedroom, 2-bath loft-style home in the luxury new Tempo development. Full service building has Abigail Michaels Concierge services, fitness center & spa, rooftop, storage available. Asking price: \$1,885,500. CC: \$1,807. Time on market: 14 weeks. Agents: Bertrand Buchin, Prudential Douglas Elliman; Michael Graves, CORE.

## DONE DEALS

### Another winner for Graves

Another pat on the back for CORE's Michael Graves who just closed another high profile sale at 240 Park Avenue South.

After only two and a half weeks on the market, Graves sold the five-bedroom, 4.5 bath unit for \$8.3 million.

"After holding the highest price per square foot record with my previous sale of Penthouse 15A at 240 Park

Avenue South, I am thrilled that my most recent transaction on the sale of 9A marks the highest sale price and the second highest price per square foot sale in the building," said Graves.

The 3,700 s/f unit, which takes up the entire eastern wing of the building's ninth floor, was listed at \$8.45 million. Susan Kennedy at Halstead brought in the buyer.



MICHAEL GRAVES