

Big Tribeca Townhouse Asks \$48 Million

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By **CANDACE TAYLOR**

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Stepping into this brick and zinc-clad structure feels more like entering a condominium building than a typical Manhattan townhouse.

The unusual, roughly 65-foot-wide structure was originally two older buildings, and was converted to a townhouse by previous owner Steven Schnall. Located in New York's Tribeca neighborhood, it is now available for sale for \$48 million with Leonard Steinberg of Urban Compass and **Darren Sukenik** of Douglas Elliman Real Estate.

With about 11,300 interior square feet, the house has seven bedrooms, seven full bathrooms and four powder rooms spread across six floors, according to the listing agents. With two sets of stairs and a wood-paneled elevator (with a leopard-print carpet), it also has a roughly 47-foot-long indoor lap pool, a media room with a bar and billiards table, and a garage with room for up to three cars.

Mr. Schnall, a real-estate developer and entrepreneur, and his wife, Sherri, sold the house for \$24.065 million in 2010 to financier Mark Zittman and his wife, Noelle, according to public records. The Zittmans couldn't be reached for comment.

A single-family house this wide is rare in Manhattan, Mr. Steinberg noted. "It is almost impossible to create one this large," he said. With multiple skylights throughout, the house has "superb light, which is a challenge in most townhouses," he added.

The home also has about 1,500 square feet of outdoor space: a courtyard with a barbecue, a terrace with a fireplace and multiple seating areas, and a balcony off the master suite. In the basement is a children's playroom with brightly colored truck and car wallpaper. An art studio with raw concrete floors is used for creative projects or "anything messy," Mr. Steinberg said.