

# BROKERS WEEKLY

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## DIVE IN!

## Real estate pros reveal the hottest private pools up for grabs in NYC

By SARAH TREFETHEN

Private pools are rare in the Big Apple, but they do exist. And just in time for summer, the folks at StreetEasy have identified nine sales listings in Manhattan that offer a chance for New Yorkers to take a dip in the confines of their private pool or hot tub.

These rare amenities can be found clustered below Houston Street, with one outlier in Chelsea and another on East 63rd Street on Lenox Hill.

The priciest pool-equipped offering on the list is the seven-bedroom townhouse at 116 Waverly Place. This newly-renovated, turn-of-the-century mansion is listed for \$34 million.

The rooftop pool and hot tub were installed as part of the renovation and required steel reinforcements added to the walls, according to Jim St Andre of Peter McCuen & Associates, who is marketing the property.

The pool and hot tub together take up almost all of the width of the 22-foot wide roof. The pool is not wide, but it has a resistance current – allowing for long-distance swimming without ever leaving the roof or even turning around.

"It's great because people can enjoy relaxing in the pool recreationally, or they can turn on the current and train for a triathlon," St Andre said. "It's a great sort of multi-purpose pool."

He estimates the surrounding outdoor space provides room for entertaining a few dozen people. The roof offers protected views to the north and south, allowing pool-loungers to take in both the Empire State Building and the World Trade Center.

"There's not another home in Manhattan that gets a better view," St Andre said.

Of course, the flip side of a view is that one is also *on* view. Total privacy is hard to come by. But this location benefits from being in a low-built neighborhood, according to the broker.

"It is relatively private for a swimming pool that's on top of a six-story building in Manhattan," he said.

For those willing to forgo the sun and views in favor of

complete privacy, an indoor swimming pool is the way to go. And 232 East 63rd Street might be just what they're looking for.

This mansion was gut-renovated by the current owner, (reported to be Alex Rvot), and is listed for \$25 million with Tal Alexander, Oren Alexander and Sarah Williams of Douglas Elliman.

The basement pool and jacuzzi sit in a mosaic-laden basement, under ceilings that Alexander estimated measure 11 feet. The pool, he said, is approximately 50 feet long. There's

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— JIM ST ANDRE OF PETER MCCUEN & ASSOCIATES, ON THE ROOFTOP POOL OF 116 WAVERLY PLACE

also a sauna, a gym overlooking the pool and plenty of room for entertaining.

The seller renovated the property for his private use, and went to Italy to pick out the teal tiles and other materials in the pool as part of the renovation, Alexander said. "No investor would have put this much money into a house."

An option for the do-it-yourself water enthusiasts is 308 West 18th Street, listed for \$9.99 million. The "construction-ready" property come with pre-approved plans for a single-family residence with a rooftop pool.

Daniel Hedaya and Tony Leondis of Platinum Properties are in charge of the marketing. Construction cost are estimated between \$250 and \$350 per square foot for the 8,200 s/f plans, according to Hedaya.

Not all rooftop soaking spots are in single-family homes, but adding them to a shared building can take a little negotia-

tion with neighbors.

The sellers of the penthouse at 51 Walker Street, listed for \$7.75 million, bought the apartment pre-construction and arranged for an outdoor eight-person hot tub and planters to provide a natural visual screen, according to Brad Randall, an agent with Halstead.

The condo board required a special report from a structural engineer before it was approved, he said. "I remember when they were doing this, it was quite a hassle. It was a number of weeks."

Now, however, the owner has the opportunity to enjoy the bubbling water hassle-free.

"It has all its credentials, so to speak," Randall said.

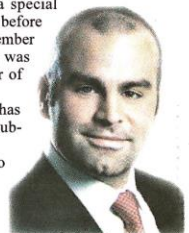
We're moving out of hot tub season, but this broker said he can personally attest to the pleasure of enjoying the particular amenity in the cooler months.

Buyers rarely come through looking for a rooftop hot tub, he said, but "I've found that most people have been pleasantly surprised... especially if they come at night and see the view."

Randall is marketing the apartment with Francine Port, also of Halstead.

A few other pool listings include the penthouse at 55 Warren Street in Tribeca, which has a resistance pool on the roof, and is listed for \$16 million.

One \$14.9 million unit at 459 West Broadway has a "foot pool" and an outdoor shower. For hot tubs, check out the penthouses at 115 Allen, listed for \$4.4 million, and 481 Greenwich Street, listed for \$8.99 million.



DANIEL HEDAYA