

BIG TICKET

A Pool of One's Own

By Vivian Marino

Feb. 20, 2015

A six-story Queen Anne townhouse on Central Park West, which underwent an elaborate renovation that included a 60-foot indoor lap pool in the basement, sold for \$25,000,000 and was the most expensive closed sale of the week, according to city records.

The annual property taxes on the 22.17-foot-wide residence at 247 Central Park West near West 85th Street are \$53,012.64, according to Vanessa Kaufman of Sotheby's International Realty, who represented the seller, the Ukrainian investor and fertilizer magnate Igor Iankovsky.

Mr. Iankovsky had purchased the townhouse for \$22.375 million in 2011 from Keith D. Monda, the former president of the luxury goods company Coach. (It was the highest price ever paid for a single-family home on the Upper West Side at the time, and Ms. Kaufman said she believed the latest price was also a record.)

Mr. Monda bought the house from Abigail Disney, a grandniece of Walt Disney, for \$15.5 million in 2006 and soon after transformed its 10,745 square feet of interior space into a showplace for his extensive art collection, adding museum-quality lighting and audiovisual accouterments, yet keeping the 1887 exterior intact. A fitness area, with the lap pool, was installed in the 1,800-square-foot basement. The house has six bedrooms, six full baths and two partial baths, along with a roof terrace with Central Park views and a 21-by-27-foot rear garden.

Mr. Iankovsky never moved into the house and placed it on the market for \$32.7 million in 2013, but there were no takers; it was re-listed in September for \$27.75 million, its most recent asking price.

Asit Parikh of Nest Seekers International brought the buyer, whose identity was shielded by the limited liability company 247 Central Park West. Ms. Kaufman described the purchaser as a high-ranking business executive from China who paid all cash and was considering relocating his family to Manhattan. The executive's wife, Ms. Kaufman said, was smitten with the home's spectacular dome skylight encircled by a Guggenheim-esque stairway, while he loved the pool. "In my eyes it sealed the deal for him," she said.

The runner-up last week, at \$19,500,000, was the sale of a fully renovated 3,168-square-foot apartment at the Residences at Mandarin Oriental at 80 Columbus Circle by the Russian billionaire Oleg Baibakov. Mr. Baibakov bought the apartment, No. NT71C, for \$13.5 million at the height of the market in 2007; the new buyer was identified by the limited liability company Sky Mansion East.

Monthly carrying costs for the three-bedroom three-and-a-half-bath residence, with views of the East and Hudson Rivers, are \$11,496, according to the listing with Douglas Elliman Real Estate. Jacky Teplitzky was the broker.

Big Ticket includes closed sales from the previous week, ending Wednesday.

