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BIG TICKET

Townhouse Turnaround

By **Robin Finn**

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A Chelsea brownstone at 460 West 22nd Street, which was built in 1840 but reinvented for the 21st century as a svelte townhouse, sold for \$16 million and was the most expensive sale of the week, according to city records.

The property taxes for the 5,000-square-foot residence, which provides an additional 1,000 square feet of outdoor living and entertaining space, have not yet been determined.

The multimillion-dollar gut renovation was carried out by Stephen Fanuka, the host of the DIY Network's "Million Dollar Contractor," and Suk Design Group at the behest of the owners, Bill Bryan White and Joseph Bryan Eure, who ultimately chose to sell the finished product rather than move in. The house, a designated landmark, was promoted in an Architectural Digest "Driven by Design" tour and was the site of an Obama fund-raiser in October. The couple paid \$4.6 million for the house in 2012; the makeover took two years.

As freshly configured, the 17-foot-wide townhouse has four bedrooms, four full baths, a powder room, four gas-burning fireplaces and three bright exposures, thanks to the installation of windows overlooking the trees in Clement Clarke Moore Park. The facade is enhanced by period-appropriate iron grillwork; the rear garden has mature plantings.

The entry level has a parlor with herringbone floors and a rock crystal chandelier; and an eat-in kitchen with slab gold Calacatta marble counters and pewter limestone floors. The garden, which has a bluestone terrace, cedar privacy walls and automatic irrigation, is visible and reachable from the kitchen or from the downstairs entertainment area.

The formal living and dining rooms are on the second level; both have hand-carved marble mantels. The living room also has silk walls and floor-to-ceiling windows that open onto a setback terrace. Two guest bedrooms on the third floor share a bath. The fourth floor is devoted to a master suite with a marble bathroom with a free-standing soaking tub and a steam shower. Stairs lead from the master suite to a fifth-floor office with glass walls.

In the basement entertainment/media center, there are heated slate floors, and on the roof terrace, an outdoor shower and a whirlpool bath. An interior elevator connects the entire package.

The listing brokers, Fredrik Eklund and John Gomes of Douglas Elliman Real Estate, negotiated directly with the anonymous buyer, who used a limited liability company, DRGB y Asociados.

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

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