

New York Condo With a Block-Long Terrace To List for \$39 Million

The 5,577-square-foot apartment has a terrace that is 192 feet long

By STEFANOS CHEN

The developer of a soon-to-be-listed \$39 million Upper East Side condo in New York is betting on wide appeal: The unit's terrace spans nearly a city block.

The 5,577-square-foot, four-bedroom, 4½-bath unit is a full-floor apartment with an additional 2,440-square-foot terrace that wraps around part of the building, according to listing agent Katherine Gauthier of Douglas Elliman. From one end to the other, the terrace runs 192 feet; a typical city block is about 200 feet, according to a City Planning spokesperson.

Other amenities include a 950-square-foot master bedroom suite, 10-foot ceilings throughout and access to the wrap-around terrace from almost every room, Ms. Gauthier said.

Located at 33 East 74 Street, next to the Whitney Museum of American Art, the 10-unit, eight-story condo building is an assemblage of seven historic brownstones and two single-family townhouses. While sales of other units began in January, three apartments, including this sixth-floor unit, will be built on top of exist-

ing structures and are expected to be completed in the summer of 2015, Ms. Gauthier said. The developer is real-estate investor and health-care entrepreneur Daniel E. Straus.

At \$39 million, the unit will list for \$6,993 a square foot, far above the average \$2,666 a square foot for condos in the area recorded in the past 12 months, according to real-estate data site CityRealty.

