



Manhattan Transfers

RECENT TRANSACTIONS IN THE REAL ESTATE MARKET

UPPER EAST SIDE

SEAGRAM HEIR FINALLY PLANS MOVE TO EXCLUSIVE 64TH STREET

Edgar Bronfman Jr.'s renovation of 15 East 64th Street—a painstakingly long and mysterious process for real estate watchers of the block that is also home to Donatella Versace, Ivana Trump and Alec Wildenstein—is in its final stages. The Seagram Company Ltd.'s chief executive has found a buyer to pay \$4.5 million for the town house on 73rd Street where he has lived since 1990.

Sources said that last October a buyer signed a contract for \$4.5 million to purchase the town house at 122 East 73rd Street where Mr. Bronfman has been living with his wife, Clarissa Bronfman. The 73rd Street deal is expected to be final on May 15 and has put a deadline on the renovation of the 64th Street house, where the couple hopes to move by the end of the summer.

"Construction is proceeding well, and occupancy is planned for late summer," said a source familiar with the



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construction site. Most recently, the facade was cleaned and new windows were installed; both exterior and interior painting are scheduled for late spring.

Mr. Bronfman purchased the 73rd Street house, between Park and Lexington avenues, for \$2.8 million in 1990. "It wasn't a wreck, but it needed major restoration," said Roger Erickson, the broker who represented Mr. Bronfman during the purchase. According to real estate sources, the beverage mogul tastefully updated the five-story, 4,900-square-foot town house.

After Mr. Bronfman married Clarissa Alcock in 1994, the couple began shopping around for a new property with Mr. Erickson, who eventually found them the 64th Street house—a five-story structure off Fifth Avenue—for \$4.375 million. Real estate sources said the Bronfmans spent nearly three years mulling over design plans before finally breaking ground in 1997. Aside from the landmarked facade, the couple started from scratch—gutting the building and digging a deeper basement foundation.

When construction was still heavily under way last July, Mrs. Bronfman approached Vanessa Kaufman, a broker with Andrew Emmet & Company and a personal friend, about marketing the 73rd Street house. The house wound up unofficially on the market for around \$5 million, as a shared listing between Ms. Kaufman and Anne Snee, head of the Corcoran Group's town house division. The buyers, a family with children, were also represented by Corcoran.

Ms. Snee said the house sold "with one phone call ... The house doesn't need a lick of work. It's been beautifully maintained, and it's an exquisite block." Ms. Snee refused to comment further on the deal and Ms. Kaufman declined to comment at all. Mr. Bronfman, who was traveling at press time, could not be reached for comment.