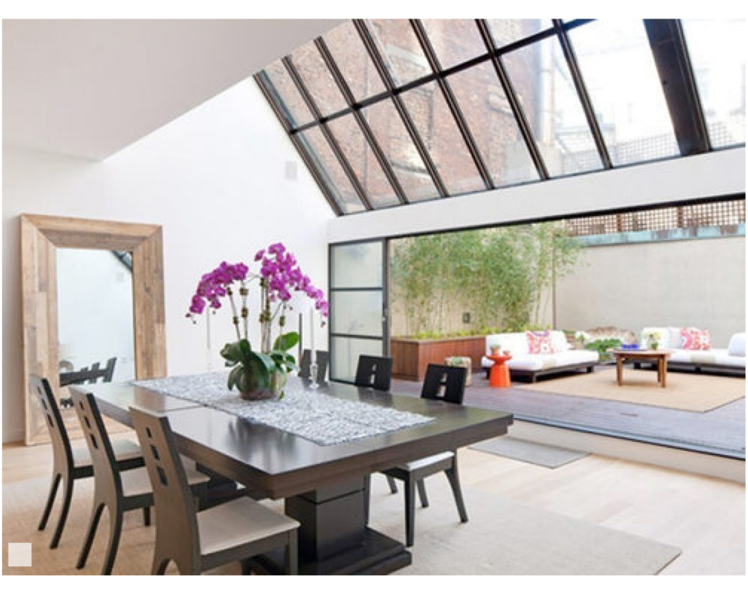
'Ultimate New York City Secret' Sells for an Even $13 Million

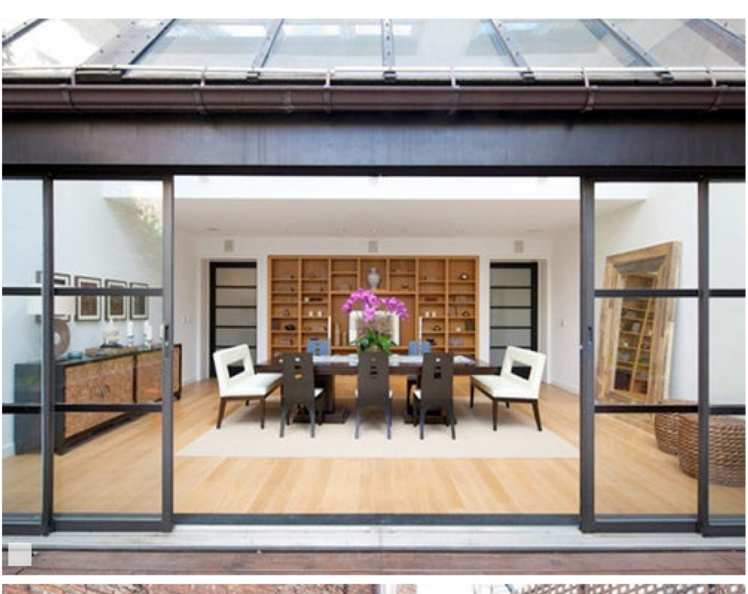
Monday, September 23, 2013, by Sara Polsky

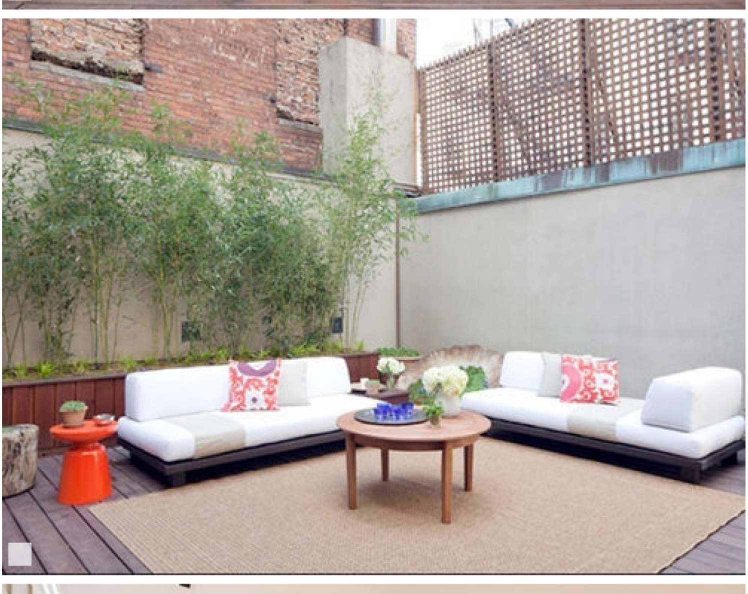


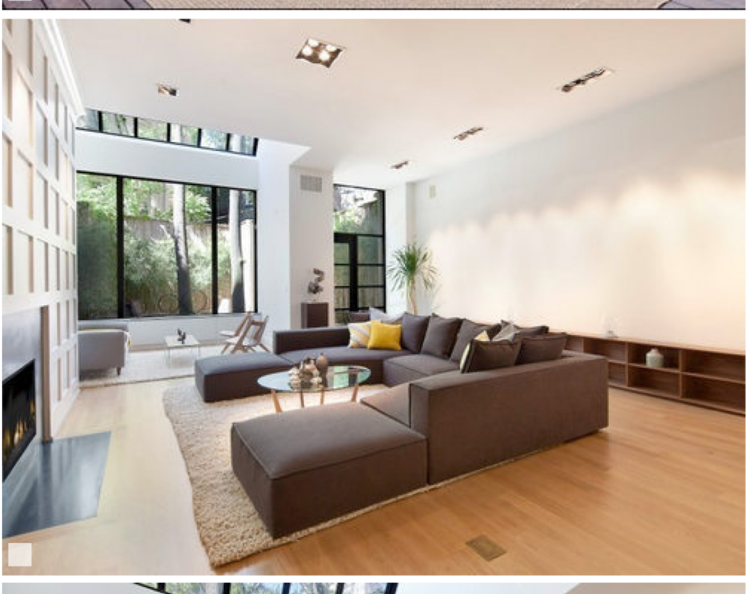
Somehow **196 West Houston Street** escaped our notice during its 451 day stint on the market, but eventually a buyer paid it some attention. The 3BR, 5BA, two half-bath property came to market in early 2012 asking $14.95 million, with some serious namedropping in the brokerbabble:

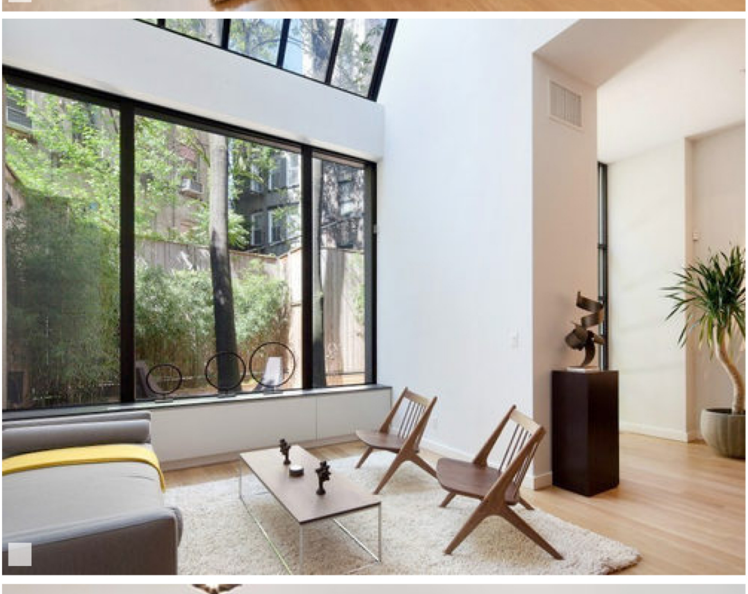
> This former warehouse was transformed with an eye for quiet privacy and grand entertaining, **hosting the likes of John Lennon and Norman Mailer**. Built 25 feet wide and 100 feet deep on the ground floor with an entrance gallery, a wet bar and a 60 foot Great Room with nearly 12 foot ceilings perfect for a private art collection. The second level is a massive chef's kitchen, flooded with Southern light and outfitted with professional grade appliances and a dining room with a sliding glass wall opening onto a terrace. The third floor consists of three bedrooms and three bathrooms with solarium ceilings. The roof deck has outdoor showers and the finished basement, a former recording studio, is now a steam room and yoga studio. The ultimate New York City secret -- you never know what is behind the facade.

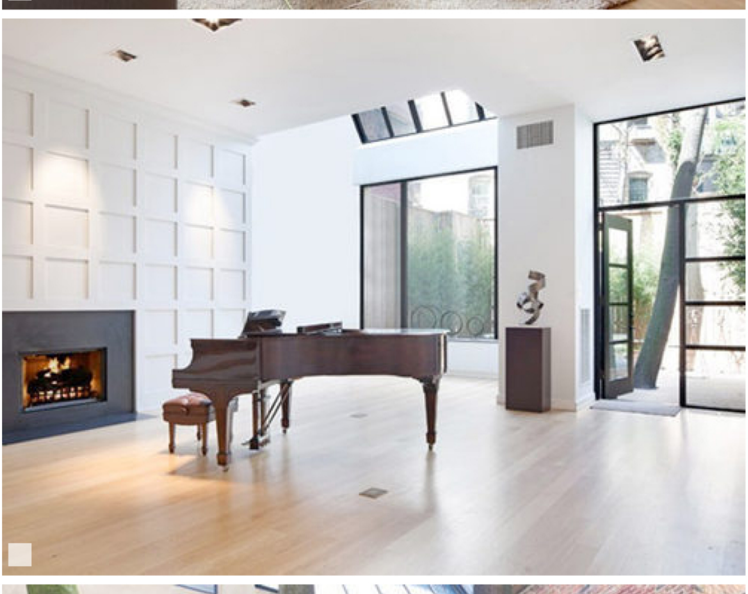
Dun dun *dun*. In this case, what's behind the facade was pricechopped to $13.8 million and just sold, according to public records, for **$13 million**. Both the buyer and seller are LLCs, and the seller purchased the place <http://streeteasy.com/nyc/closing/140931/outsider?token=0d44d927ba993be9> for $12 million in 2007.

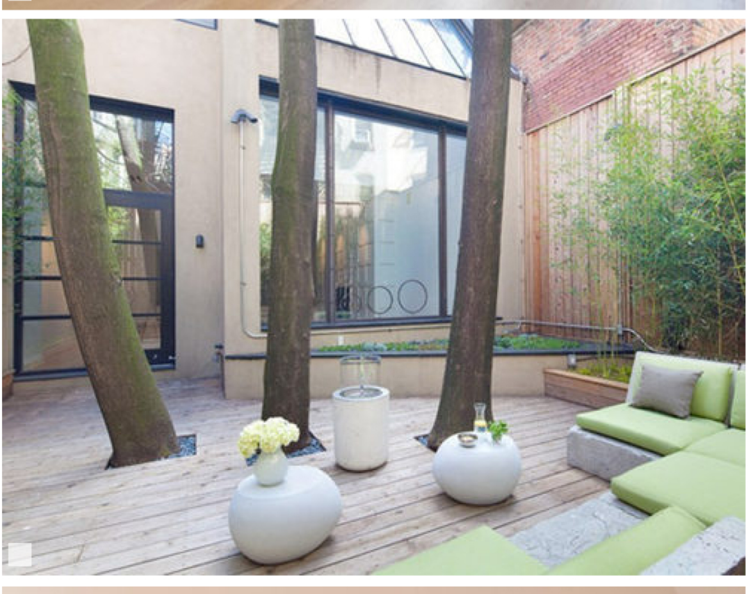


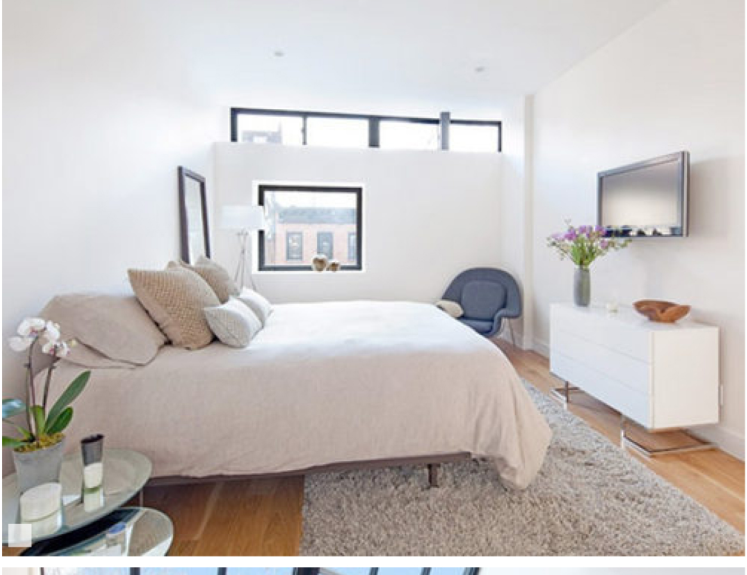


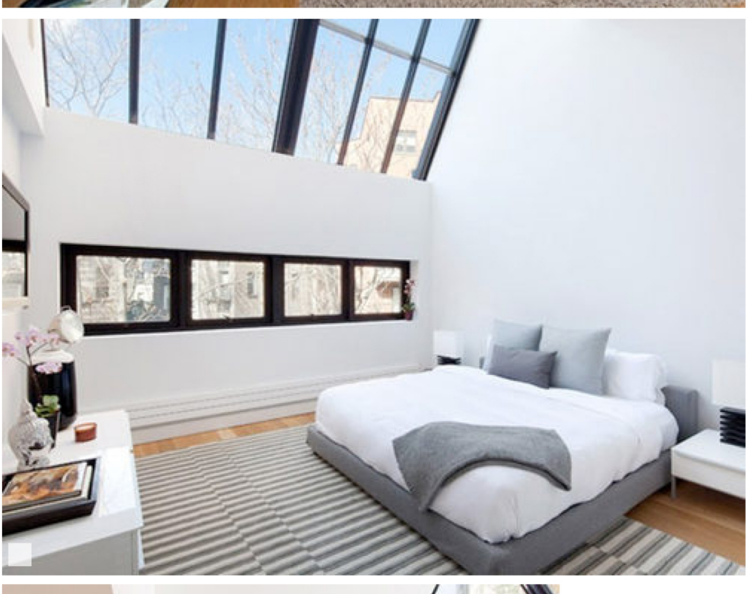


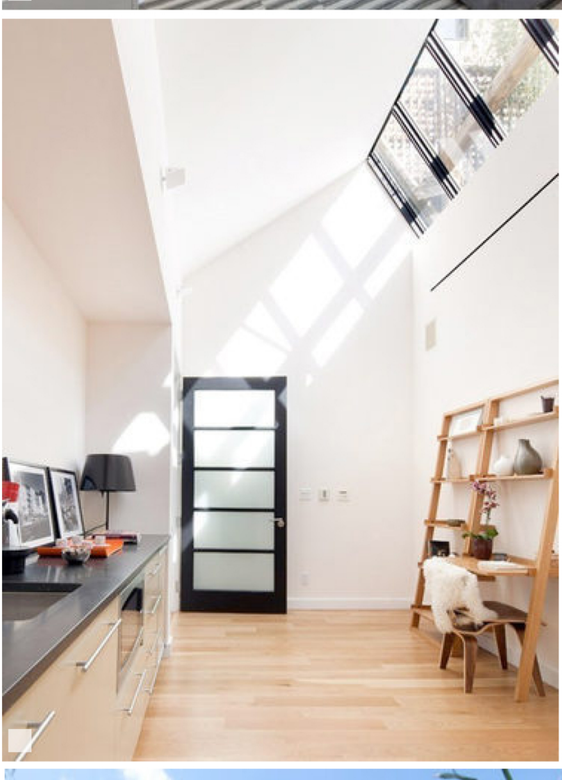


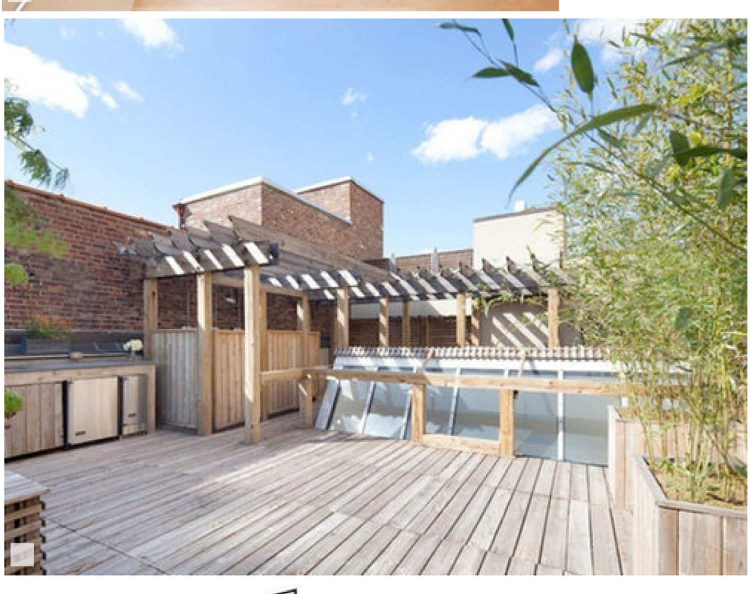












· 196 West Houston Street <http://streeteasy.com/nyc/sale/669529-townhouse-196-west-houston-street-west-village-new-york> [StreetEasy]
· Sold Stuff archive <http://ny.curbed.com/tags/sold-stuff> [Curbed]