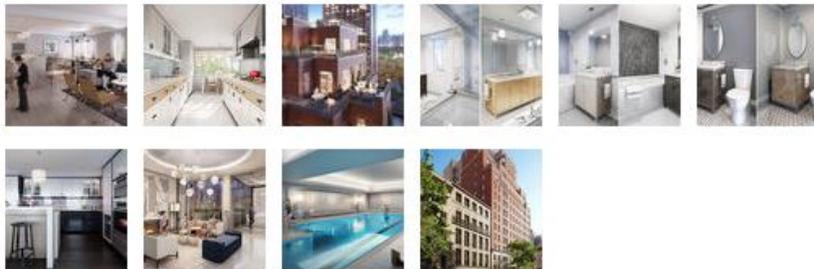




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http://ny.curbed.com/archives/2013/03/29/extells_carlton_house_conversion_to_have_two_65m_units.php

Extell's Carlton House Conversion To Have Two \$65M Units



It's been [more than a year](#) since we heard anything interesting about Extell's condo [conversion](#) of the **Helmsey Carlton House** hotel, so we were delighted to learn that Extell papa bear **Gary Barnett** shared [a slew of new deets](#) with the *Times*. The most tantalizing details? The building will have a 9,000-square-foot duplex penthouse and a five-story, **10,000-square-foot townhouse** with 5,000-square-feet of outdoor space, both of which will be listed for **\$65 million**. Both structures are new builds; the penthouse consists of a two-story addition and the attached limestone townhouse will rise on 61st Street. All 69 units will be ready for occupancy next summer, and contracts have already gone out on 40 percent of the homes.

[A healthy dose of floorplan porn >>](#)



The entire conversion costs a whopping **\$350 million** ("It is actually more expensive than if we tore the damn building down and built it again," said Barnett), a price that reflects just how complicated a conversion it has been. Extell hired architecture firm [Beyer Blinder Belle](#) for the project, which required moving the entire building's core of elevators and stairs further to the back, reinforcing the structure, and refurbishing the facade by removing air conditioners and filling in the holes with similarly colored brick.

The *Times* aptly describes the [Katherine Newman](#)-designed interiors, which you can get a taste of in the above gallery of renderings, as "elegant but unspectacular"—open kitchens, 24-bottle wine coolers, lacquered cabinets, glass panels, etc. The most popular homes have been 1,450-square-foot two-bedrooms asking between \$4 million and \$5 million.

Barnett also dropped some intel about his crown jewel, [One57](#). Another contract has gone out for a full-floor unit (perhaps to [a Chinese two-year-old](#)), leaving just two full-floor homes left. The largest unit still available is #87, asking a cool **\$10,700/square foot** or \$67 million.