



TOP-DOWN From top: A view of Central Park and the Upper West Side from the Top of the Rock; the entrance of NYC's most expensive building, 15 Central Park West.

NEIGHBORHOOD WATCH: UPPER WEST SIDE

NO CITY IN THE WORLD PUTS AS MUCH FOCUS ON REAL ESTATE AS NEW YORK. THAT'S THE DRIVING THOUGHT BEHIND OUR NEW REAL ESTATE NEWS COLUMN, WHICH WE KICK OFF WITH A LOOK AT THE UPPER WEST SIDE.

By Maxine Milo

HOT PROPERTY The UWS contains the city's most expensive building: **15 Central Park West**. A 20-something daughter of a Russian fertilizer czar bought the penthouse for \$88 million in 2011, setting a NYC record, but it could be broken if someone buys all three 35th-floor apartments currently on the market for a combined \$95 million.

CELEBRITY NEIGHBORS More celebs live on the UWS than anywhere else in NYC. Past and present residents include **Judy Garland**, **Babe Ruth**, **Lauren Bacall** and, of course, **John Lennon** and **Yoko Ono**. *Law & Order: SVU*'s **Mariska Hargitay** lives in a townhouse that was asking \$11 million, and **Jessica** and **Jerry Seinfeld** live in the Beresford (211 Central Park West). **Bruce Willis** also moved back last year, taking a pad in The El Dorado (300 Central Park West).

HAUTE CUISINE The neighborhood's progressive restaurant scene includes Daniel Boulud's **Bar Boulud** (1900 Broadway) and **Boulud Sud** (20 W. 64th St.); **Jean-Georges** (1 Central Park West); Joe Ng and Ed Schoenfeld's **RedFarm Uptown** (2170 Broadway); and Tom Valenti's **Ouest** (2315 Broadway), credited

as one of the first great UWS eateries. There's also the upscale food festival **New Taste of the Upper West Side** (newtasteuws.com), which sells out every summer.

HISTORY AND CULTURE In the early- and mid-1900s, the West 60s were home to mostly African-Americans (the neighborhood nickname San Juan Hill is said to be based on an all-black cavalry unit that fought at the battle of San Juan Hill in the Spanish-American War), and a large Puerto Rican and Latino population. Immigrant gangs ruled the area through the 1940s and '50s—as illustrated in the musical *West Side Story*—until the zone was razed in the 1960s to build Lincoln Center. Today, the UWS features some of the best schools in the country, including the oldest private boys' school in the States, **Collegiate** (260 W. 78th St.), and the highest ranked, **Trinity School** (139 W. 91st St.). Cultural offerings range from **Lincoln Center** (10 Lincoln Center Plaza) and the **Beacon Theatre** (2124 Broadway) to the **American Museum of Natural History** (Central Park West at 79th Street) and the **New-York Historical Society** (170 Central Park West).



WHERE THE HEART IS
A rendering of Jeffrey Collé's
latest property in Water Mill

Wide Open Spaces

High-end Hamptons designer/builder and Wainscott resident **Jeffrey Collé**, whose celebrity clients include Alec Baldwin, Donna Karan and Billy Joel, has an 8,000-square-foot property at **173 Davids Lane** in Water Mill that comes complete with a pool and pool house. For those looking to build the ultimate estate, the 1.6-acre property—which is adjacent to 63.7 acres of open reserve—also has room for a tennis court and guesthouse, all for a cool \$10.99 million. —MM



WAVE RUNNER
From left: Michael
Sarg rides a wave
in Puerto Rico;
the agent.



Agent Alter Ego

WHO: Michael Sarg, Manhattan native and salesperson for Corcoran Group Real Estate

HOBBY: Surfing. "It's the total opposite of what goes on in my normal day-to-day life, living and working in Manhattan. It's important for everyone to have some connection to nature, and this is mine. It provides a healthy balance."

OFF SEASON: "I love winter surfing. As the water gets colder, it gets denser because it's approaching freezing. It's a whole different experience."

FAVORITE JAUNTS: "I try to go to Hawaii at least once every winter, and I take short trips to the Caribbean or Central America when I can. Locally I go to New Jersey, Rockaway or the Hamptons when it's good."