

Exclusive

A Duplex Penthouse With Park Views Is on the Market for \$11.25 Million



PHOTOGRAPHS BY DAVID PALER



The apartment was once home to Barbra Streisand, who lived there for more than 30 years.

By VIVIAN MARINO

Barbra Streisand's former penthouse at the Ardsley, the grand, Emery Roth-designed apartment house across from Central Park, is back on the market.

The asking price for the unit, which occupies the top two floors of the 22-story Art Deco building at 320 Central Park West and 92nd Street, is \$11.25 million, with \$12,486 in monthly maintenance fees. Barbara Fox and Alexis Hilton Mintz of the Fox Residential Group are listing the property.

The current owners, Richard T. Prins and Connie Steensma, paid \$4.25 million for the duplex in 2002, four years after Ms. Streisand placed it on the market for \$10 million. It had lingered after the co-op board repeatedly rejected potential buyers, reportedly including Mariah Carey, who offered \$8 million in cash.

Ms. Streisand moved to the Ardsley with her husband at the time, the actor Elliott Gould, in 1963. (The apartment had been occupied in the 1940s by the lyricist Lorenz Hart, whose hits with Richard Rodgers included "Blue Moon.") Ms. Streisand and their son, Jason, remained there after her divorce from Mr. Gould in 1971, the same

year the 1931 building converted to a co-op.

Mr. Prins, a partner at the law firm Skadden, Arps, Slate, Meagher & Flom, and Ms. Steensma, who ran a consulting firm before retiring, also raised their two sons, Richard and Mark, there. "We are very empty nesters now," Ms. Steensma said, "and so it's time to find something smaller."

The sprawling apartment has about 3,600 square feet of interior space, with four bedrooms and three and a half bathrooms, along with a total of 2,500 square feet of terraces that offer views of the Central Park reservoir.

After the couple moved in, they made a few changes, like upgrading the electrical system and knocking down some walls to create a more open feel. "It was very closed up — every room was like it was from a different movie set," Mr. Prins said. Many other parts of the apartment were kept the same, including the kitchen and bathrooms.

Throughout the home are herringbone oak floors, oversize windows and high ceilings (some rising 12 feet). The space is decorated in an eclectic mix of traditional and Art Deco furnishings.

The duplex is entered on the lower level via a private elevator bank. A spacious gallery opens to a large living room — big enough to comfortably fit a grand piano — with south-facing windows and a fireplace of French Pyrenees marble (one of three



RYAN PFLUGER FOR THE NEW YORK TIMES

An Upper West Side penthouse, formerly the home of Barbra Streisand, above, is available again. It is spacious inside and has a wraparound terrace, top. The duplex has herringbone floors, top right, and a breakfast area adjoins the kitchen, above right.

working fireplaces). On one side of the living room is a formal dining area; on the other side is a bedroom currently being used as an office that contains a 450-bottle wine closet. All three rooms and the gallery lead out to a wraparound terrace.

Off the dining room is a small, homey kitchen with a butler's pantry, half bath and stacked washer-dryer. Little has changed since Ms. Streisand cooked there, Ms. Steensma acknowledged, though the couple did convert a maid's room into an adjoining breakfast area. The space served as a popular hangout for their sons' school friends, she said.

The northern end of the lower level has two more bedrooms and a family room that once housed Ms. Streisand's hair salon. The couple installed a "secret door" through book shelves in that room, connecting to

Ms. Steensma's office, which features a fireplace. Having the secret door, she said, allowed her to keep tabs on her sons and their friends while she was working.

On the top level is the master suite, which features an en suite bath with a dressing area, a fireplace with a marble surround and an entire wall dedicated to storage, which Ms. Streisand installed. The bedroom is flanked by two enormous terraces.

"We watched the marathon and New Year's Eve fireworks every year," said Mr. Prins, adding that he will miss the terraces and hosting parties there.

Both he and Ms. Steensma have served on the boards of orchestra groups and have hosted numerous musical gatherings. The couple say they hope to remain on the Upper West Side; they also have a country home in the Hamptons.