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LATE CITY FINAL

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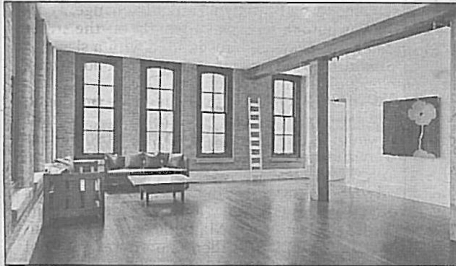
HOME ESTATES

Dream homes

When only a mansion will do
By Victor Wishna



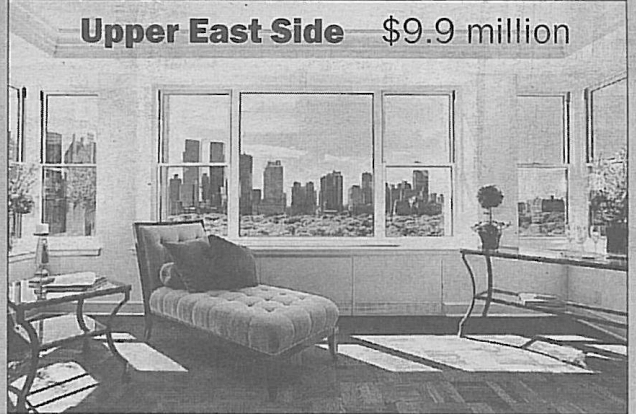
West Village \$3.75 million



Do you like hosting dinner parties for 50, or would you prefer having a quiet dinner for five? The great thing about this "old-school" corner condo loft is that you can buy it now and worry about the answer to that question later. With a 23-by-27-foot living room/entertaining area with wet bar, you can host massive (or mini) soirees. Either way, the three-bedroom, 3½-bathroom apartment offers 2,600 square feet, with 14-foot ceilings and 10 oversized windows. And it's been "renovated for the 21st century," yet maintains its "prewar grandeur and soul," from the exposed brick to the beamed ceilings and the hardwood floors throughout — to its classic Village location on Clarkson Street. Agent: Darren Sukenik, Prudential Douglas Elliman, 212-727-6111

If a penthouse is on the top floor, what do you call an apartment that occupies the two top floors? How about a "rare opportunity"? This "truly elegant" duplex penthouse with "dramatic Central Park views" is accessed by a private elevator that opens into the "impressive" foyer leading to the library, living room and dining room. A sweeping staircase takes you up to the master suite, one of a total of three bedrooms and 3½ bathrooms. There are two terraces above Fifth Avenue (between 62nd and 63rd streets) on the main floor, and there's also a wraparound terrace upstairs. Rare indeed. Agent: Javier Lattanzio, Time Equities, 212-206-6121

Upper East Side \$9.9 million



Greenwich, Conn.
\$5.995 million



After a half-million-dollar price reduction, this "sophisticated and elegant" home is something of a seven-figure bargain. "Historically known" as the John Sands House after its original construction in the 1840s, this Dutch Colonial mansion has been rebuilt and now goes by the name Sunset Farm. Still a "prominent landmark," the 13,000-plus-square-foot residence now offers "state of the art" accommodations, with 10 bedrooms, six-plus bathrooms and a "gourmet" kitchen with two of everything: double oven, two dishwashers, two refrigerators and a 16-foot-long marble center island (OK, only one of those). There are five fireplaces, including one in the master suite and one on the back patio — overlooking 3 acres of "park-like" grounds, a pool, a pond and the two-bedroom guest cottage. Agents: Danielle Scialpi, Engel & Volkers, 203-661-7777