

HOME BUZZ

'HOUSE PARTY

THE glamour of owning a townhouse is often offset by practical concerns, like having no doorman and questionable security. And, of course, there's the hassle of maintaining the splendor of the property. What's the point of being rich if you have to shovel your own snow?

But one developer is taking a big chance by betting that luxury condo-like amenities will bring seriously wealthy buyers to its full-service townhouses.

The townhouses, developed by **James Cummings'** Aberdeen Properties and listed by brokers **Dolly Lenz, Leonard Steinberg** and **Raphael De Niro** of Prudential Douglas Elliman, include 52 W. 76th St., priced at \$15.9 million; 24 W. 11th St., \$14.95 million; 33 Charlton St., \$10.95 million; and two separate units at 41 W. 74th St., \$7.65 million and \$7.5 million. The interior space ranges from around 3,500 square feet to 8,100 square feet, with four to six bedrooms and multiple bathrooms plus powder rooms in each residence.

The landmarked townhouses are move-in ready, with perks including remote door-answering services, concierges, automated security systems, climate-controlled package rooms and building maintenance.

The completely redesigned interiors include oak and marble-paneled elevators, fireplaces, skylights, walls of windows and wine cellars. Kitchens are equipped with the latest Sub-Zero, Miele and Viking



Heard any great gossip? E-mail: bkeil@nypost.com



N.Y. Post: Victoria Will

ON THE TOWN: This West 74th St. townhouse (middle) includes two separate units.

appliances, while the marble bathrooms feature Dornbracht and Waterworks fixtures. Each residence comes with multiple landscaped outdoor spaces.