

March 30, 2011

## DONE DEALS

### There's a lesson here ...

Broker Frances Katzen said it was a case of the right time and the right place for a \$2.15 million deal she just closed.

The Prudential Douglas Elliman superstar listed the four bedroom, 2-bath unit 2A at 260 Park Avenue South #2A at \$2.25 million. Three weeks later, it's off the market.

"The unit was stunning and in a desirable location that offered a key price for a market ready to buy," said Katzen, who is always busy, regardless of the state of the market. One-time headquarters of the United Federation of Teachers, the 12-story building was converted into luxury condos in 2005.

Its high ceilings and large windows have helped make it a popular stop on the buyers circuit.

Katzen's unit is a stand-out with a pre-wired system that controls automatic blackout shades, temperature zoning and sound system that you can use either in the home or remotely.

The building has 24-hour doormen, concierge, roof deck and laundry.

Arlene Reed at Warburg Realty brought in the buyer.

