

From: Jeffrey Epstein <jeevacation@gmail.com>
To: Melanie Spinella <[REDACTED]>
Subject: Re: RE:
Date: Mon, 11 Nov 2013 20:17:06 +0000

Hundred-million-dollar-plus price tags [have become increasingly common](#) on the sale block in the past two years. And in no place more so than notoriously pricey New York City. Well add another trophy home to the nine-figure pile: the newly listed Residence at River House, asking an eye-popping \$130 million.

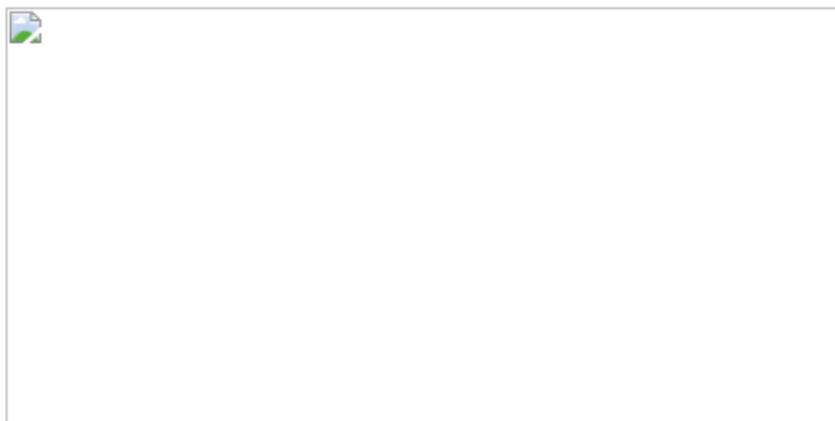
The new offering is now New York's most expensive home for sale, trumping the [\\$125 million Pierre penthouse](#) and the \$115 million [Bloomberg duplex owned by hedge fund billionaire Steve Cohen](#). It's also the fourth most expensive home for sale in the U.S., behind the [\\$135 million Crespi-Hicks estate](#) in Dallas, the recently price-chopped \$140 million [Copper Beech Farm](#) in Greenwich, Conn., and the "off-market" \$150 million Owlwood estate in Los Angeles.

The "Residence," as it's called on its listing page, is actually the five-story building that has served as River House's private club since 1931, when the elite co-op building first opened. The space, perched above the East River, has been leased by the non-profit River Club of New York for the duration of that time period. It's hitting the residential sale block now at the behest of the co-op board, since ongoing attempts to strike a long-term lease renewal or sale have not yet materialized, [according to the Wall Street Journal](#).

Encompassing a massive 62,000-square feet, it would become the biggest single family home in New York City — and one of the largest in the country, alongside billionaire mansions like Ira Rennert's [65,000-square foot Fair Field estate](#) and [Dmitry Rybolovlev's 60,000-square foot Maison de L'Amitie](#).

[The Era Of The \\$100 Million House](#)  *Morgan Brennan* [Morgan Brennan Forbes Staff](#)
[The Most Expensive Homes For Sale In America Right Now](#)  *Morgan Brennan* [Morgan Brennan Forbes Staff](#)
[\\$135 Million Dallas Palace Is America's New Most Expensive Home For Sale](#)  *Morgan Brennan* [Morgan Brennan Forbes Staff](#)
[Listed For \\$190 Million, This Is America's New Most Expensive Home For Sale](#)  *Morgan Brennan* [Morgan Brennan Forbes Staff](#)

The Residence, colisted with Kyle Blackmon and John Burger of [Brown Harris Stevens](#), is offered in its "existing condition," essentially as raw space. It's being marketed alongside a proposed renovation plan from interior designer Tony Ingrao.



An architectural rendering of the Residence at River House (credit: Trulia.com)

The clubhouse property touts its own entrance, separate from the art deco building, on the 52nd Street cul-de-sac. It opens onto a private riverfront garden and houses a 62-foot indoor swimming pool, tennis and squash courts, an IMAX screening room, a wine cellar, a full spa, and a card room. Ingrao's proposed plan includes a 15,000-square foot bedroom level with a giant master suite and a level designated entirely to staff.

At \$130 million, the aspiring urban mansion breaks down to just under \$2,100 per square foot — a relative bargain (despite being raw space) when compared to penthouse condo sales as high as \$10,000 per square foot and penthouse co-op sales [as high as \\$4,500](#) per square foot.

The River House is located in midtown Manhattan, all the way east in a posh, predominantly pre-war building enclave called Beekman Place. Perched over the East River, the co-op stands 26 stories tall. It has long enjoyed a reputation for utter exclusivity, thanks to a picky co-op board that has over the years turned away such rich and famous hopefuls as Gloria Vanderbilt, Richard Nixon, and Diane Keaton. After Joan Crawford, married to a Pepsi exec at the time, was turned down by a board touting Coca Cola's president, [rumors surfaced](#) that the actress had the giant Pepsi sign — which still populates Queens' Long Island City — installed where River House residents would have to see it across the river every day.

Just this year, due perhaps to a spate of listings languishing on the sale block, the swanky co-op began to ease its stringent policies, allowing brokers to host occasional open houses in for-sale apartments, waving the requirement for tax returns from prospective buyers, and even hiring a public relations consultant to represent the building.

On Mon, Nov 11, 2013 at 4:13 PM, Melanie Spinella <[REDACTED]> wrote:

[I cannot print from a Forbes article](#)

From: Jeffrey Epstein [mailto:jeevacation@gmail.com]
Sent: Monday, November 11, 2013 3:06 PM
To: Melanie Spinella
Subject: Re: RE:

<http://www.forbes.com/sites/morganbrennan/2013/09/28/130-million-river-house-residence-is-now-nycs-most-expensive-home-for-sale/>

On Mon, Nov 11, 2013 at 3:22 PM, Melanie Spinella <[REDACTED]> wrote:

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From: J [mailto:jeevacation@gmail.com]
Sent: Monday, November 11, 2013 2:13 PM
To: Melanie Spinella
Subject: Re: RE:

Go to link river house house

Sent from my iPad

On Nov 11, 2013, at 2:33 PM, Melanie Spinella <[REDACTED]> wrote:

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From: Jeffrey Epstein [<mailto:jeevacation@gmail.com>]
Sent: Monday, November 11, 2013 1:20 PM
To: Melanie Spinella
Subject:

<http://www.forbes.com/sites/morganbrennan/2013/09/28/130-million-river-house-residence-is-now-nycs-most-expensive-home-for-sale/>

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