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BIG TICKET

VINTAGE GREENWICH VILLAGE TOWNHOUSE FOR \$32 MILLION

By Vivian Marino | November 6th, 2015



Townhouse at 16 East 10th Street

Two fully restored 1840s townhouses on the same leafy street in the Greenwich Village Historic District, though separated from each other by Fifth Avenue, have sold, according to city records, and were the most expensive closed transactions of the week.

The pricier of the two, at \$32,000,000, is a 25-foot-wide house at 16 East 10th Street that was bought by a mystery buyer from the developer David Amirian of the Amirian Group and his business partner, Warren Hammerschlag, an orthopedic surgeon. The townhouse had been listed for \$38.5 million.

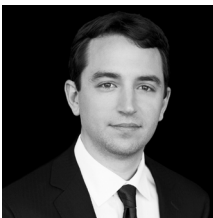
The two purchased the property in 2012 for \$11.2 million from Pen and Brush, a nonprofit organization for women artists and writers — after Sarah Jessica Parker and her husband, Matthew Broderick, had previously walked away from a contract to buy it. They spent the next three years refinishing the exterior, renovating and upgrading its five main stories and adding, among other things, a 27-foot “endless” swimming pool with a Jacuzzi, gym, steam room and wine cellar to the basement.

The brown stucco house with Italianate-style detailing, which has \$112,000 in annual property taxes, was built in 1848 and had been a private residence until 1923, when it became the headquarters and gallery for Pen and Brush, which has since relocated to the Flatiron district.

There are five bedrooms and 11 bathrooms spread over 10,482 square feet of interior space, as well as 2,094 square feet of outdoor space that includes a terrace off a fourth-floor bedroom, a backyard garden and roof deck. Smart-home technology was also installed, along with radiant heat on every floor; ceiling heights rise up to 16 feet.

The master suite encompasses the entire third floor and features two full marble baths, along with two white-oak-lined dressing rooms, according to the listing with Brown Harris Stevens. David E. Kornmeier was the listing broker, while Paul Bernstein of City Connections Realty brought the buyer, identified as 16 East 10th LLC.

Mr. Amirian said a “very strict confidentiality agreement” prevented him from disclosing any information about the buyer. “We had several bids,” he said, “but we felt this was the best person who really wanted the house.”



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