

**DONE DEALS: TWO IS BETTER THAN ONE**

By REW Staff | April 20, 2016

**DONE DEALS**

**Two is better than one**

Peter Michael Riolo of Brown Harris Stevens just closed on a Greenwich Village townhouse, owned and maintained as a co-op, for \$5.25 million.

The pre-war home at 104 West 13th is configured as a simplex parlor floor with a private back deck and a duplex spanning the top two floors, totaling 11 rooms.

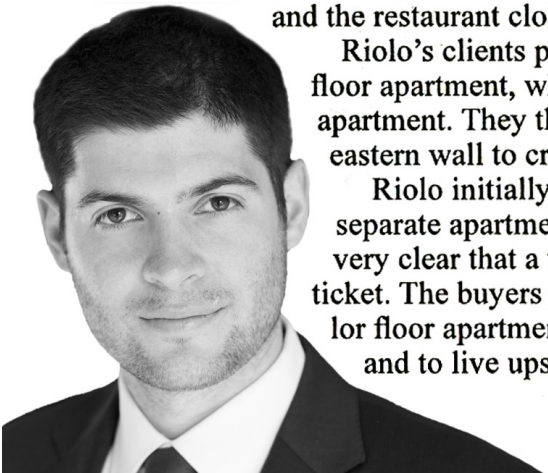
The house has wood-burning fireplaces, a terrace, six skylights, and high ceilings on every floor.

About a year ago, Riolo was approached by the sellers, who had moved out of the city and were looking to renovate and sell.

They had purchased the top two floors in 1978 when it became a co-op. Over time, the owner of the parlor sold and the restaurant closed.

Riolo's clients purchased the parlor floor apartment, which is a 4.5 room apartment. They then renovated the eastern wall to create a townhouse.

Riolo initially marketed as two separate apartments, but it became very clear that a townhouse was the ticket. The buyers plan to use the parlor floor apartment for entertaining and to live upstairs full time.



**PETER  
MICHAEL RIOLO**

**Peter Michael Riolo**

NYRS, CNE, Licensed Associate Real Estate Broker

priolo@bhsusa.com

212-317-7792

*exclusive affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

*in New York City, The Hamptons & Palm Beach*

**BROWN HARRIS STEVENS.COM**  
NEW YORK CITY • THE HAMPTONS • PALM BEACH • MIAMI

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.