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## GREENWICH VILLAGE TOWNHOUSE REDUCED TO \$28.95 MILLION

On Waverly Place, the recently renovated home was seeking \$34 million last year

By Candace Taylor | September 17th, 2015



Recently completed, the townhouse has six stories and measures about 11,000 square feet.  
PHOTO: MATT VACCA/BROWN HARRIS STEVENS

A Manhattan townhouse with a rooftop pool has seen its asking price dip to \$28.95 million, a 15% reduction from last year.

On Waverly Place in Greenwich Village, the home's original \$34 million price tag was "reasonable considering the size of the house and the square footage," said Robert Schwartz of owner and developer Spruce Capital Partners. However he said the new price, which comes out to about \$2,631 a square foot, is "very attractive."

Spruce paid \$6.85 million for the home, originally built as a small apartment house, in 2010, according to public records. Mr. Schwartz said his company did an extensive renovation to convert the building from apartments into a single family home.

Recently completed, the townhouse has six stories and measures about 11,000 square feet, with seven bedrooms and a wine cellar. Accessed by an elevator, the roof deck has an infinity swimming pool and spa with views of the Empire State Building and One World Trade Center. A white, sculptural staircase inspired by the Guggenheim Museum connects the parlor and garden floors.

The home is now listing with David Kornmeier of Brown Harris Stevens. While still under construction, it went on the market last year with Peter McCuen & Associates, and was taken off the market a few weeks ago. Peter McCuen & Associates declined to comment.

Another newly renovated townhouse on Waverly Place listed last week for \$24.5 million. Mr. Kornmeier said that home is smaller.



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