



November 28, 2016

Inside the \$25M townhouse of Nolita's church-to-condo conversion

The massive townhouse comes with seven bedrooms and 7.5 bathrooms



The condo conversion of St. Patrick's Old Cathedral School in Nolita has been making significant progress this past year, and now developers are offering us the first look inside the project's über-swanky \$25 million townhouse.

The Residences at Prince, as the development is known, comprises of just seven condos and two townhouses. And as you might expect with a high profile project in this neighborhood, the prices are exorbitant with condos starting from \$7.74 million for a three-bedroom, three-bathroom unit. Sales launched in April this past year, but according to StreetEasy, a buyer has yet to scoop up any of these pricey homes.

The \$25 million townhouse is the first completed residence at the development, which has been designed by Marvel Architects. The massive house spans just over 8,000 square feet and comes with seven bedrooms and 7.5 bathrooms. The townhouse was previously the west wing of the school and convent, and has now been fitted with modern additions like a wet bar, a spa-like bathroom, and marble countertops in the kitchen.

Other standout features here include a bi-level garden with an outdoor kitchen, a stunning curved staircase that leads up from the parlor floor, high ceilings, a large dressing room, and a cellar space that

offers an additional 1,614-square-feet of space. The renderings for this townhouse were first unveiled in November 2015, and while the final product may be different from what we saw then, it is still pretty grandiose.

The conversion was first announced back in 2013, when the church decided to sell the landmarked building on Prince Street between Mulberry and Mott Streets to Hamlin Ventures and Time Equities Inc. Plans called for demolishing an attached building, and adding a new structure. The second of the two townhouses planned at the development will be the new structure to go up at the site.

