

OBSERVER

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REAL ESTATE

TOWNHOUSES



New & Noteworthy

Super-high-end condos may grab the headlines, but single-family homes still retain their classic appeal

BY MORGAN HALBERG

"IT'S A UNIQUE BUYER THAT BUYS A TOWNHOUSE versus another condo or co-op," Corcoran broker Timothy Scott said. "That's what makes townhouses special—there are only a handful of them."

"It's a fixed asset class," agreed Core broker Jim St. Andre. "The limited supply makes it infinitely more interesting."

As the ultra-high-end market sees some frothing, price has become even more important. "You've seen some compromising on pricing from sellers, but I think the market in general got too enthusiastic at one point," Mr. St. Andre said. "Anyone who owned a townhouse that was 20 feet or wider downtown in the Village thought the house was worth \$20-something million immediately!"

"The townhouse is the most stable part of the luxury market—it's much less influenced by international buyers than the condo market," Douglas Elliman broker George van der Ploeg said. "The townhouse market is dominated much more by well-to-do New Yorkers."



38 Prince Street

38 Prince Street Nolita

Designed by Marvel Architects, the five-story 8,069-square-foot townhome of the Residences at Prince, converted from the St. Patrick's Old Cathedral, includes curved staircase, wet bar, playroom and three working fireplaces. For the first two years of residency, the owner will have free access to the amenities from the condo building next door, including the doorman and snow-removal services.

Bedrooms: 7
Bathrooms: 7.5
Listing price: \$45 million
Brokerage: Core
Website: princetown.com



77 Charles Street

77 Charles Street West Village

Four-story, 20-foot-wide townhouse built circa 1860 and restored with period details, including plaster moldings and marble mantles, with separate English basement currently in use as a home office. Six fireplaces, garden, parlor floor terrace and roof deck.

Bedrooms: 4
Bathrooms: 4
Listing price: \$17.95 million
Brokerage: Leslie J. Garfield
Website: lesliegfield.com

159 West 91st Street Upper West Side

Renovated four floors plus basement, seven fireplaces, chef's kitchen, exposed brick walls, a landscaped garden and patina and millwork details.

Bedrooms: 6
Bathrooms: 4.5
Listing price: \$7.5 million
Brokerage: Douglas Elliman
Website: elliman.com



159 West 91st Street



19 West 12th Street

19 West 12th Street Greenwich Village

A 6,585-square-foot townhouse built circa 1845, this 25-foot-wide offering has five levels and fireplaces that have been converted to ventless EcoSmart and restored back to their original ornate mantles. Kitchen and dining room open to landscaped garden, while the skylight on the fifth floor spans the full width of the house. A 450-square-foot master bathroom finished in Italian Calacatta gold marble.

Bedrooms: 6
Bathrooms: 8
Listing price: \$44.95 million
Brokerage: Brown Harris Stevens
Website: bhhsusa.com