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## SPRUCE CAPITAL LISTS GREENWICH VILLAGE MANSE FOR \$34 MILLION

*OWNER BOUGHT AND CONVERTED THE APARTMENT BUILDING FOR \$11 MILLION*

By ANGELA HUNT



An 11,000-square-foot apartment building converted into a single-family townhouse in Greenwich Village has hit the market for \$34 million — five times what it sold for just four years ago.

Jim St. Andre of brokerage Peter McCuen & Associates has the listing for the six-story, seven-bedroom home at 116 Waverly Place, between Washington Square Park and Sixth Avenue.

The owner and developer is Spruce Capital, according to the firm's website portfolio. Spruce purchased the early 1900s property for \$6.8 million in 2012 and subsequently took out a \$4.2 million loan for a complete makeover, according to city records — investing a total of \$11 million.

Chicago-based architect Dirk Denison designed the space, which features a rooftop pool and hot tub, double-height spaces and a “high-speed” elevator, according to the listing. Denison also designed another Spruce property, an Upper West Side townhouse that listed for \$23.5 million in November of last year.