

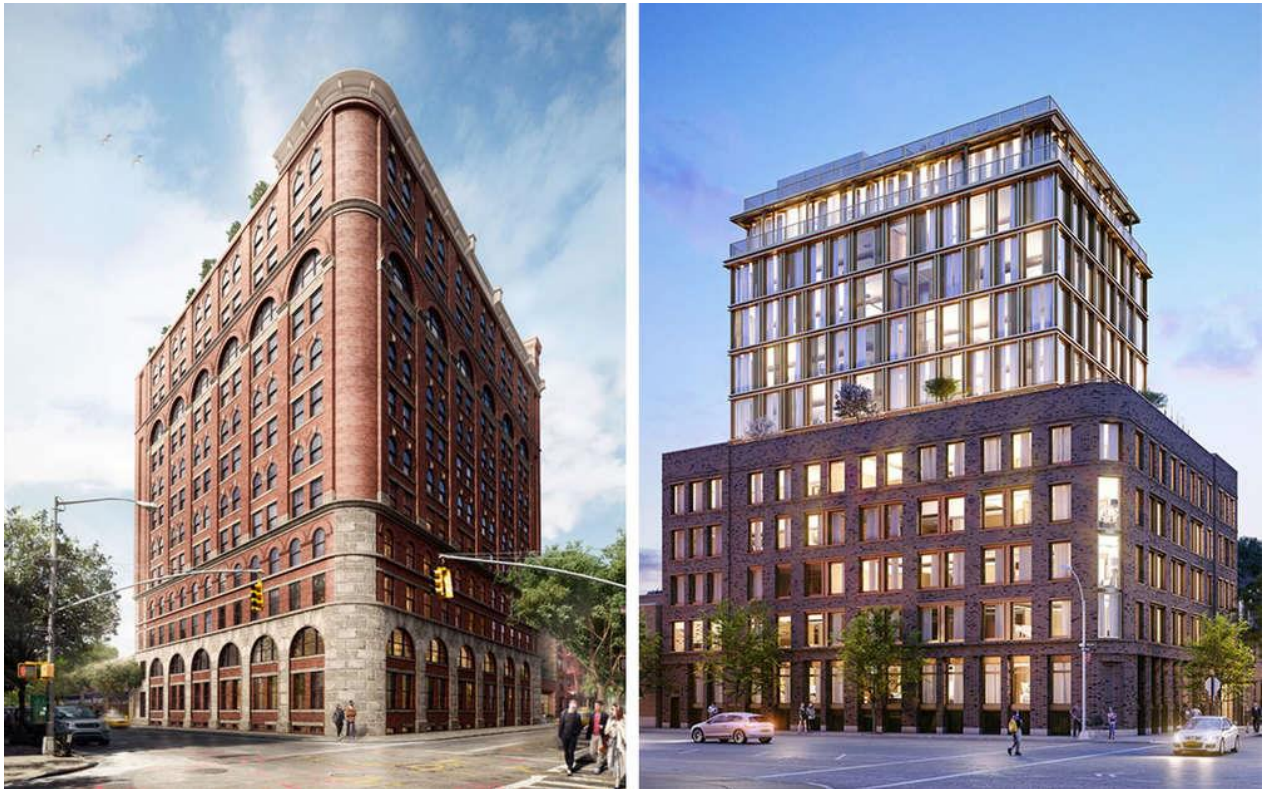
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<https://www.cityrealty.com/nyc/market-insight/features/the-new-skyline/the-shephard-100-barrow-near-completion-west-village-see-available-condos-co-ops/6662>

## The Shephard and 100 Barrow Near Completion in the West Village, See Available Condos and Co-ops

By Katy Cornell



*The Shephard (left) and 100 Barrow Street (right), two new residential developments nearing completion in the West Village.*

Two new residential developments are nearing completion in the heart of the West Village: Naftali Group's condominium conversion project at 275 West 10th Street dubbed "[The Shephard](#)," and Toll Brothers' [100 Barrow Street](#). The Shephard recently unveiled its private outdoor garden, as well as a James Huniford-designed model residence. A few blocks away, 100 Barrow is in the midst of finishing up its mixture of co-op, townhouse, and affordable residences. Both buildings stand 12 stories tall and feature a quintessential West Village brick exterior with modern finishes inside.

Originally built in 1896, the Shephard features conversion architecture by [Beyer Blinder Belle](#) and interior redesign by [Gachot Studios](#). The charming building is distinguished by its red-brick

exterior and arched windows, and is now host to 42 soon-to-be-complete condominium units. [Current availabilities](#) include 3-bedrooms starting from \$6.65 million and 4-bedrooms starting from \$6.95 million. The building's duplex penthouses are available as well: the 3-bedroom [Penthouse A](#) for \$18.85 million, the 4-bedroom [Penthouse B](#) for \$24.5 million, and the 5-bedroom [Penthouse C](#) for \$29.5 million.



*The Shephard recently unveiled its private outdoor garden, complete with seating areas, a step-up patio, and greenery.*

Inside, residences host spacious living rooms, unique vaulted ceilings,  $\frac{3}{4}$ -inch solid oak floors, and double-glazed windows. Kitchens host solid mahogany cabinetry by Smallbone of Devizes, white marble island counters, honed black granite work surfaces, and Miele appliances. Baths feature white marble mosaic fan floor tiling and radiant heated floors. The newly revealed outdoor private garden features quaint seating areas and lush greenery, just steps outside the cozy, 24-hour attended lobby. More [recently unveiled amenities](#) include an Assouline-curated library, a spa, a game room, a resident's club, a fitness center, an indoor half basketball court, a golf simulator, a screening room, an art room, and a climbing wall.



*Residences at the Shephard host unique vaulted ceilings and solid oak flooring.*

**At 100 Barrow Street**, the new ground-up development by Toll Brothers is nearing the finish line, and replaces a former parking lot on the corner of Greenwich and Barrow Streets. Designed by [Barry Rice Architects](#), the building features a traditional Flemish bond brick pattern designed to reflect the neighboring townhouses and church. A six-story setback allows for a contemporary presence on the historic landscape. [Current co-op availabilities](#) at 100 Barrow include 2-bedrooms starting from \$4,667,990, 3-bedrooms starting from \$6,224,990, and a 4-bedroom unit priced at \$11,809,990. Aside from the 26 residences on the upper level floors, the building will also host 7 affordable units on the first two floors, ranging from studios to 2-bedroom units.





*100 Barrow Street under construction*

Inside 100 Barrow, residences are designed by [Bernheimer Architecture](#) to feature wide-plank white oak floors, oil-rubbed satin bronze entry doors, and grey marble walls. Kitchens and baths will be complete with custom designed Bernheimer fixtures as well. The building's amenity package will include a wine cellar and tasting room, a lounge, a fitness center, a sauna, a steam room, an entertaining kitchen, a children's playroom, a bike room, and a pet spa. Though not equipped with its own private garden as is the Shephard, 100 Barrow offers residents beautiful views of the neighboring cloister gardens.



*Spacious living room at 100 Barrow, complete with expansive windows and white oak flooring.*

Situated in the [West Village](#), the units join 135 other residences for sale in the neighborhood, with condos at a median price of \$4.5 million (\$2,828 per square foot), and co-ops at a median price of \$1.395 million (\$2,000 per square foot). The average closing price for a condo in the neighborhood this October was \$2,392 per square foot, down slightly from last October's average condo closing price of \$2,495 per square foot. For co-ops in the neighborhood, the average October closing price was \$1,647 per square foot this year, down from last October's average co-op closing price of \$1,964 per square foot.



*100 Barrow offers a vaulted wine cellar and tasting room with dedicated cellar racks and black marble table.*