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corcoran group real estate



66 Morton Street

New York, NY 10014 | Block & Lot: 583-11

\$13,900,000

Lot 25 x 100

Built 25 x 58

2014 Annual RE Taxes: \$29,527

Projected 2015 RE Taxes: \$31,299

Approximate Square Footage: 5,800

Zoning: C1-6

F.A.R. 2.13; Allowable F.A.R. 3.44

Bow Front Beauty

Built in 1852 for the Trustees of Trinity Church, this 25' townhouse was - and remains - a most remarkable one of a kind West Village home, most especially because of its polygonal bay windows and bowed façade. This unusual design has made this house a Mecca for filmmakers looking for a distinctive presence. In fact, the house was Harrison Ford's residence in *Working Girl*; Matthew Broderick's in *The Night We Never Met* and Winona Ryder's in *Autumn in New York*. Other movies ranging from Robert Redford in *Quiz Kid* to a Madonna video have all been shot on the premises, and SELF magazine held their 25th Anniversary Party here.

Now this townhouse is ready for your renovation and what a superb canvas it is! The proportions are outstanding and the ample width makes a difference both in usable space and the generous feeling inside. Ceiling heights vary from 12'10" on the parlor floor to 14'8" at the top of the house and there are tall windows on 3 of the building's 4 sides which allow more light and design choices than most townhouses.

The large 40 foot plus Southern garden is waiting to be planted; there's space for as many bedrooms as you need, and - best of all - there is a triple parlor where 3 of the house's 9 fireplaces are located. The parlor also contains some original details such as sliding doors and mantles and it gives a sense of the home's special grandeur. There is additional F.A.R. available, which is almost non-existent in the Village. Carpe diem et domus!

Basement

The basement is mostly open space with a separate closed-in area for the mechanicals. There is plenty of room for storage and bicycles. There are 2 small distinct storage areas in the rear of the building with arched openings which are typical in pre-Civil War edifices. The ceiling height on this floor is 8 feet.

Garden Floor

A den, which would make a perfect formal dining or media room and a large open eat-in Kitchen lead out to the 40+' southern garden. There is also an additional kitchenette and a bathroom with a stall shower. The ceilings are 8 feet 4 inches.

Parlor Floor

The triple parlor floor is the showpiece of the house. It has seven 10 foot tall windows; three separate fireplaces and two sets of the original sliding doors. There is also a kitchenette as well as a substantial entry foyer. The ceilings are 12 feet 10 inches.

Third Floor

This floor consists of a large open L-shaped loft, where the current owner sleeps. There are 7 windows, which could accommodate at least 3, and possibly 4, separate bedrooms. There is a bathroom with a claw foot tub. The ceilings are 11 feet 3 inches high.

Fourth Floor

This floor has what is used as a guest bedroom with its own en-suite bathroom. There is an enormous walk-in closet and a music room in which there is a baby grand piano. The soaring ceilings are 14 feet 8 inches.



Eileen Robert

Licensed Associate RE Broker

(212) 444-7808 | erobert@corcoran.com



Charlie Miller

Licensed Associate RE Broker

(212) 444-7923 | charlie.miller@corcoran.com

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