



237 West Fourth Street

New York, NY 10014 | Block & Lot: 611-3

\$12,995,000

Lot: 20' x 80'3" | Built: 20' x 42'3"

2015 Annual RE Taxes: \$44,299

Approximate Square Footage: 3,386

Zoning: C2-6 & R6 | Building Code: S2

F.A.R. 1.3 | Allowable F.A.R. 2.43

West Village Wonderful

This delightful 20' wide Greek Revival townhouse was built in 1839 as part of a three house row for William T. Whittemore. The four story 3,386 square foot home has retained its attractive pilastered doorway, stoop and graceful wrought iron railings and newels. Currently configured as an exclusive hair salon and two floor-through units, the building can easily be converted back to the gracious single family home it once was. Tell your architect there is additional F.A.R.

The house offers many options depending upon a purchaser's specific needs. It contains some lovely original details including exposed brick, wide plank floors and open spaces. The third floor one bedroom, one bathroom apartment is rented at market rate with a lease expiring April 2016. The fourth floor two bedroom, one bathroom owner's simplex features a tranquil living room overlooking the back garden with a large pitched skylight and fireplace. Every floor is flooded with light.

A true West Village gem, the building sits on a substantial lot, has a lovely planted garden, a cellar and a unique shared elevator one could only find in Greenwich Village. It's true: this singular home is waiting to be discovered by you!

Cellar

The cellar is mostly open space with a separate closed-in area for mechanicals. The commercial tenant uses a portion of the space for a laundry area and prep stations. There is plenty of room for storage and bicycles. The ceiling height on this floor is 6 feet 4 inches.

Garden Floor

The garden and parlor floors are occupied by a high-end hair salon. The front waiting area, with a wood burning fireplace, would make a perfect den or formal dining room. A large open space leads to the 40' garden. There is an internal staircase that connects the garden, parlor and cellar floors. The ceilings are 8 feet.

Parlor Floor

The parlor floor is the showpiece of the house. The back great room overlooks the tranquil garden and has three double French casement windows. There are two fireplaces on this floor and a substantial entry foyer. The ceilings are 11 feet 6 inches.

Third Floor

This floor consists of a one bedroom, one bathroom market rate apartment with a lease expiring April 2016. It is flooded with light. The ceilings are 9 feet 10 inches high.

Fourth Floor

The fourth floor two bedroom, one bathroom owner's simplex features a tranquil living room overlooking the back garden with a large pitched skylight and fireplace. The ceilings are 9 feet 8 inches.



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