

34 KING

Multi-Family Townhouse : Block & Lot 519-22 : SoHo-Nolita



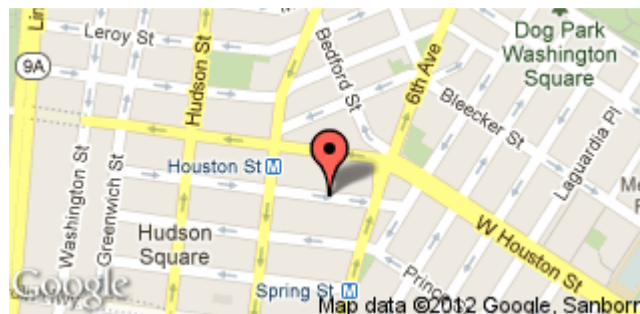
This rarified 25 ft townhouse is on a handsome tree-lined block in one of the oldest, most treasured districts in New York City: Charlton-King-Vandam. Once called Richmond Hill, these streets are known for hosting the likes of George Washington, Aaron Burr, and John Adams. The street grid dates back to 1797, and in 1973 these three blocks were inducted into The National Register of Historic Places. Still today, the largest concentration of Federal and Greek Revival houses. This Greek Revival House is believed to have been built in the 1840's. Designed in the manner associated with Minard Lafever, one of the great architects of this period. A single family house with stately rooms, grand proportions, and soaring ceilings. There are 5 to 6 bedrooms, 4.5 baths and 7 fireplaces. A Lush outdoor 60 ft south garden is enhanced by the enclave of adjacent and abutting north gardens from Charlton Street. Currently the house is configured as 4, floor-thru apartments, with the integrity of the original house in tact. The elegant Parlor floor rooms remain untouched. Rather an addition was added, a large kitchen with a door to a most charming planted terrace. The 3rd and 4th floors, also maintained the original room configuration, only an open Pullman's kitchen was added to each apt. This is a rare opportunity to own an acclaimed 25' house on a block registered, as part of American History.

\$5,995,000 (Approx. \$1,450 /Sq.Ft.)

\$37,406 Annual RE Taxes

- 4 Units
- 4 Floors
- 12 Rooms
- 4.5 Baths

Lot Dimensions: 25 x 100
Building Dimensions: 25 x 40
Bldg Sq. Footage: 4,134



Basement: The 25 ft basement has concrete floors and a ceiling height of over 8 ft. The mechanicals are housed here: gas hot water heater, an oil furnace, and oil tank.

Garden Floor: The garden, full floor apartment has an entry foyer which leads to a large living room with a fireplace. There is a full kitchen with excellent counter and cabinet space and room for a café table. Down the hallway is a full bath and guest powder room. Facing the garden, the over sized master bedroom has two large built-in closets. The second bedroom or home office has sliding glass doors to the garden. There are beautiful hardwood floors, and 8 ft ceilings.

The Garden: This lushly planted 60 ft garden is surrounded by adjacent and abutting gardens. All the gardens have majestic trees and rarefied plantings, creating private enclaves for each house.

Parlor Floor: The parlor, full floor apartment has two stunning rooms with magnificent 11 ft soaring ceilings and the original hard wood floors. These impressive rooms feature original details, two large fire places, and enormous windows that allow for all day streaming sunlight. There is a large full bath and walk in closet. The 7'6 ft by 20 ft addition is a windowed eat-in-kitchen, which has a door to a charming terrace. The terrace is framed by rarefied flowers and privacy from lush surrounding trees.

Third Floor: The third floor, also a full floor apartment has a 20 ft spacious living room and open pullman kitchen. There are magnificent south views over the entrancing garden. The 17 ft bedroom has equal light from unobstructed north views. The 2nd bedroom currently serves as a home office. There is a large windowed full bath. The original hardwood floors are thru-out the apartment and the ceiling height is just over 9 ft.

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Fourth Floor: The fourth floor, also a full floor apartment, is laid out identically to the 3rd floor apartment. A 20 ft spacious living room and open pullman kitchen. Magnificent south views over the entrancing garden. The 17 ft bedroom has equal light from unobstructed north views. The 2nd bedroom currently serves as a home office. There is a large windowed full bath. The original hardwood floors are thru-out the apartment and the ceiling height is just over 8 ft.