

153 E 30th St

Multi-Family Townhouse : Murray Hill



Lovely 4 story pre-war townhouse in historic Kips Bay. The townhouse is built 20 x 42' on a 20 x 98.75' lot. There is a beautiful large garden with automatic watering system and lighting plus a large patio. There is zoned central air conditioning throughout as well as an alarm system, ready to be connected, and a voice intercom. There are three working fireplaces, balconies on each floor plus a solarium and terrace on the top floor. The real estate taxes of approximately \$13,000 per year are extremely low. This townhouse presents an excellent opportunity for a "live plus income", or townhouse with home office. The house will be delivered vacant and can easily be converted back to a single family residence. The interior is currently 3242 sq. ft and the FAR is 4 and it is built to 2.81.

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\$4,200,000 (Approx. \$757 /Sq.Ft.)

\$13,000 Annual RE Taxes

- 10 Rooms
- 5 Baths

Lot Dimensions: 20x98
Building Dimensions: 20x42
Bldg Sq. Footage: 5,547



1st Floor -: Garden level flr thru apt. with sep. entrance with patio & garden access.

2nd Floor -: 2 BRs, sitting room & full bath. Balcony w/access to garden.

3rd Floor - : Master bedroom with balcony. Dec. FPL. Dressing room with full bath. Additional bedroom w/WBFP. Windowed office. Hall bath w/washer dryer.

4th Floor - : Open LR/DR. LR w/WBFP, cathedral ceiling. Spiral stair leads to solarium & terrace. Roof access from solarium. Can be additional outdoor space. DR has WBFL & French doors onto a balcony. Windowed Kitchen and powder room.