

318 W 115th St

Multi-Family Townhouse : Harlem

Two Side by Side Town Houses 33' Wide Own a unique piece of true Harlem History - on a secluded tree lined block, steps to parks, shopping & Harlem's hottest restaurant/cafe scene. Two side by side town houses - now one parcel. 13,399 square feet of residential space allowed. Use the existing plans for a 7 story, 7 unit condo or create you own nirvana. Area condos have closed as high as \$1,600 a square foot. One block to Morningside Park with its waterfall, duck pond, ball fields, picnic area & children's play grounds. Central Park is to the south. Columbia University & St. Luke's Hospital immediately to the west at the top of Morningside Park! Building #1 is the former residence of a famous Harlem resident. The Victorian gem hosts a melange of mahogany & oak. Original handcarved central staircase with wainscoting. Original fireplace mantels. Original pocket sliding doors. Original solid oak plank floors. Original window pocket shutters. Original entrance hall wall mirror. Building #2 has been gutted to the brick walls and rebeamed Best offer over \$3,999,999 **CURRENT LAYOUTS:** Building One Building Two open cellar cellar & 4 open floors 1st floor kitchen new beams and sub-flooring dining room, living room exposed brick walls 2nd floor double living room no electric, gas or water service. 3rd floor 2 bedrooms, bath double dressing rooms 4th floor 4 bedrooms, bath Outdoor Space Garden

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\$3,999,999 (Approx. \$1,176 /Sq.Ft.)

- 12 Rooms
- 3 Baths

Bldg Sq. Footage: 3,400



LAYOUT:: Cellar: boiler room, open storage

FIRST FLOOR: family room with fireplace dining room kitchen full bath sun room direct garden access

SECOND FLOOR: formal living room formal dining room with fireplace guest bath

THIRD FLOOR: master bedroom dual dressing room mistress dressing room with fireplace

FOURTH FLOOR: four bedrooms maid's room/trunk room with skylight bath with skylight