

454 W 141st St

Townhouse :: Hamilton Heights

\$2,400,000 (Approx. \$522 /Sq.Ft.)

Bldg Sq. Footage: 4,600

EXPANDING HORIZONS IN HAMILTON HEIGHTS Bow front 20ft. wide Hamilton Heights home, vacant and ready for build-out. Palatial interiors with four story extension provides room to spread out and space to grow. The garden floor measures over 1300 sq. ft. with separate entrance for possible income producing unit. Outdoors, the house has a south-facing yard, a terrace off the parlour floor and additional FAR to build a rooftop sun room. All the heavy lifting has already been done including stripped brick, new windows, roof, skylights, new subfloors and joists. Though some details like fluted columns and decorative mantels remain this home is a blank slate with infinite possibilities -- restore original old-world tradition or go green with carbon neutral innovation. Three windows facing landmark brownstone block provide astonishing light and unique architectural views. Renound location just outside the Gates of City College, steps from Hamilton Grange National Historic Site and near Riverbank State Park footbridge.



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