

# 541 HUDSON

Single Family Townhouse · Block & Lot 632-52 · West Village

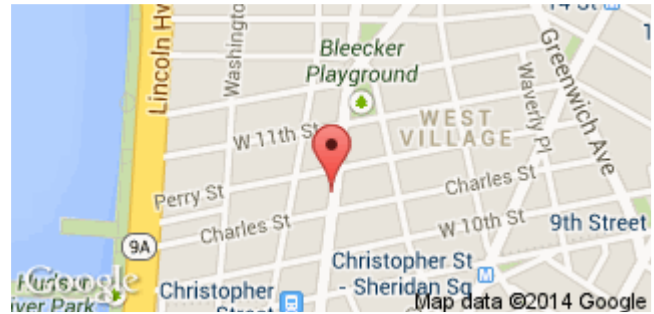
**\$6,750,000** (Approx. \$1,875 /Sq.Ft.)

\$19,047 Annual RE Taxes



- 2 Units
- 4 Floors
- 6 Rooms
- 3.5 Baths

Lot Dimensions: 20'X73'75"  
Building Dimensions: 20'X43'  
Bldg Sq. Footage: 3,600  
Zoning: C-1-6



Built in 1870 and perfectly situated in the heart of the West Village, this income-producing townhouse is one-of-a-kind. Fully renovated, this home functions as a single-family residence with income-producing retail space that more than covers the building expenses. It features a beautiful 600sqft west-facing landscaped garden surrounded by picturesque townhouses and trees. There are four bedrooms and 3.5 baths (please see floor plan for details). The dramatic double-height living room has an enormous east-facing window, so the light pours in. There are 5 well-positioned wood-burning fireplaces located in the living room, the bedrooms, the kitchen and the basement. Adding to the garden outdoor space, there are 2 usable 100sqft balconies off of the second floor west-facing bedroom and the third floor dining room. This beautiful house needs no work and having a flower shop in the retail space is an extra bonus.

## FEATURES

- Garden
- Terrace
- Wood-burning fireplace

**Basement:** Fully-finished full-height standing basement with a large laundry room and storage in the front, mechanicals (heat, water, electric, gas) and in the back, a bedroom or office with full windowed bath and a wood-burning fireplace. There is also garden access and a room perfect for a wine cellar.

**Garden Floor:** Entry foyer which leads to a stainless steel kitchenette for outside dining in the 600sqft landscaped garden finished with attractive slate. Retail space: Hudson Flowers with separate entrance and half bathroom

**Second Floor:** Two well-proportioned bedrooms that share a large bath. Attractive custom built-ins in both bedrooms and great closet space. The east-facing bedroom has a wood-burning fireplace and the west-facing master has a 100sqft balcony over-looking the garden. Both bedrooms are wired for sound.

**Third Floor:** Double-height (20' ceiling) east-facing living room with an over-sized window (15') with electronic solar shade, a wood-burning fireplace and exposed brick. The modern kitchen opens onto the living room. There is room for a more formal dining area in the living room and there is a casual dining room off of the kitchen with a built-in banquette. There is a half bath and a 100sqft terrace looking west over the garden.

**Fourth Floor:** A staircase leads up to an internal balcony with bookcases overlooking the living room. There is a west-facing bedroom with views of the garden and a full bath. There is also a wood-burning fireplace.

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