

## 31 GROVE

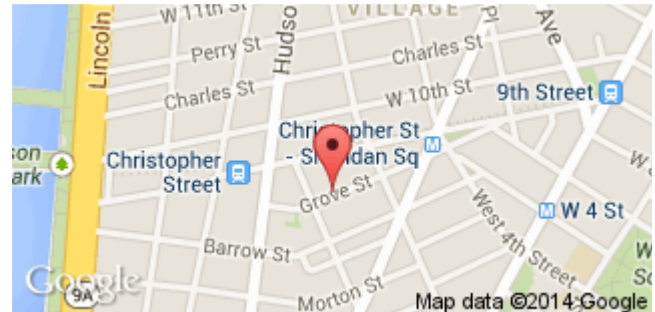
Single Family Townhouse :: Block & Lot 588-74 :: West Village

**\$12,995,000** (Approx. \$4,011 /Sq.Ft.)

\$49,373 Annual RE Taxes

- 1 Unit
- 4 Floors
- 3.5 Baths

Lot Dimensions: 20'X100  
Building Dimensions: 20'11X40  
Bldg Sq. Footage: 3,240



Located on a coveted tree-lined street in the historic West Village neighborhood rests this spacious, distinctively gut renovated, 4-story, 5-bedroom 3.5 bath Townhouse with over 1,000 square feet of outdoor living space. Originally built in 1903, Architects Gilles and Ogawa retained the homes Federalist facade on the outside while adding modern loft-like living features and detailing to the inside. This home boasts double height ceilings, a full floor open kitchen and living area, well proportioned rooms graced with large windows, 2 wood burning fireplaces, an upstairs study/home office, sitting room, large private deck in the master suite, and a beautiful garden off of the family/entertainment level. Skylights, sliding doors, and a handcrafted mid-century styled stairwell weaves throughout the house, providing the perfect touch of modern midcentury elegance. Adding to this unparalleled aesthetic is a 40-foot high floor to ceiling glass-paneled wall that nods to the darlings of American modernism, Charles and Ray Eames. Abundant sunlight, open layouts and an enchanting downtown location within walking distance to neighborhood shops and restaurants, make this an ideal home. Additional highlights include stairwell skylight, art storage closet, central air and heat, north and south exposures, parlor and garden floor sound system, electric blinds, intercom and alarm system, laundry room, mechanical room, 784 sq ft of basement storage.

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