

210 W 11th St

Multi-Family Townhouse · Block & Lot 613-48 · West Village



LANDMARK & DOB APPROVED PLANS IN PLACE TO CREATE A STUNNING SINGLE FAMILY HOME IN WEST VILLAGE. This magnificent four-story Townhouse, circa 1899 and designed in the Italianate style of Victorian architecture, is located in the heart of the West Village, on one of the loveliest tree-lined streets. It is currently configured as 3 separate homes - a Duplex (Garden and Parlor floors) and two income producing floor-through apartments. All three units are currently rented at market rate and leases expire in July 2014. This property is being sold with architectural plans approved by the Landmarks Preservation Commission and Department of Buildings. These plans and approvals will allow the purchaser to immediately begin the process of turning this property into a magnificent single family home, saving the new owner upwards of 2 years of time and significant cost. Proposed Renovations: The parlor level with 12 foot ceilings will have expansive living and dining areas and oversized windows facing picturesque West 11th Street. The parlor and garden levels will each have rear facing floor to ceiling glass walls overlooking the back courtyard. The garden level will house a state of the art chef's kitchen in the rear and a front facing space that can be used for a multitude of purposes such as a fourth bedroom or staff quarters.

FEATURES

- Garden

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified

\$6,700,000 (Approx. \$2,004 /Sq.Ft.)

\$18,911 Annual RE Taxes

- 3 Units
- 4 Floors
- 99 Rooms
- 99 Baths

Lot Dimensions: 19X54
Building Dimensions: 19X44
Bldg Sq. Footage: 3,344
Zoning: 3C0



BASEMENT: AN INTERIOR STAIRWAY FROM REAR OF ENTRANCE HALL LEADS DOWN TO A FULL BASEMENT W/LARGE WORKSHOP & FURNACE ROOM W/RECENTLY REFURBISHED OIL BURNING HEATING SYSTEM. ONE CAN EASILY STAND THRU-OUT THE SPACE, & THERE IS MUCH OF THE ORIGINAL BLUE STONE FLR IN PLACE.

DUPLEX: GARDEN FLR: THERE ARE 2 STEPS DOWN TO A SECURE, GATED VESTIBULE W/INTERCOM. THERE IS A FOYER & STAIR HALL W/ACCESS TO BSMT & ALT ACCESS TO THE LOWER FLR OF THE DUP. THE FRONT BR HAS A WBFP, A LARGE CLOSET & PVT BTH W/A STALL SHOWER. THERE IS A LARGE DBL DEEP HALL CLOSET SUITABLE FOR GUEST COATS & OUT OF SEASON CLOTHING STORAGE. THE MBR HAS A WALK IN CLOSET, A LARGE WIND BTH, & A DOOR TO THE CHARMINGLY WALLED & DECKED GRDN PATIO W/WATER & BUILT IN LIGHTING. IN THE HALLWAY BETWEEN THE 2BRS A STURDY SPIRAL

GARDEN FLR CONT'D: STAIRCASE LEADS UP TO THE PARLOR FLOOR.

PARLOR FLR: THE SPIRAL STAIRCASE OPENS INTO A GRAND FRONT PARLOR W/WBFP, HI CEILS W/ORIGINAL DETAIL & TALL SINGLE PANE THERMAL WINDOWS WHICH KEEP OUT DIRT & NOISE. THERE IS AN ENTRANCE DOOR FROM THE STAIR HALL AFFORDING ALT ACCESS TO THE DUPLEX APT. THE PARLOR HAS BEEN OPENED TO THE ORIGINAL ENTRANCE FOY SPACE, CREATING A LARGE ALCOVE SUITABLE FOR LIBRARY OR STUDY. AN ARCHED OPENING LEADS TO THE FORMAL DINING RM W/BUILT IN CHINA CABINETS & BAR CABINET. THE LARGE, WIND KIT HAS RECENTLY BEEN RENOVATED &

PARLOR FLR CONT'D: EQUIPPED W/NEW APPLIANCES. AIR CONDITIONING IS THRU THE WALL. THE KITCHEN AND DINING RM OVERLOOK THE GARDEN PATIO.

THIRD FLR:: THE SUNNY FRONT LIVING/DINING RM COMPRISES THE FULL WIDTH OF THE HOUSE, & HAS A WBFP AND ALCOVE. THERE IS A SMALL BUT EFFICIENT KIT, & A HALLWAY W/CLOSETS LEADING TO THE SOUTH FACING BR W/ANOTHER CLOSET & AN OVERSIZE WINDOWED BATH.

FOURTH FLR:: THE SKY-LIT STAIRWAY LEADS DIRECTLY TO THE TOP FLR APT ELIMINATING THE NEED FOR A STAIR HALL ON THIS LEVEL. THUS, THE LIVING/DINING RM IS SUBSTANTIALLY LARGER THAN THE ONE ON THE 3RD FLR & ALSO HAS A WBFP. THE LAYOUT IS SLIGHTLY DIFFERENT FROM THE 3RD FLR, & THE KITCHEN HAS A SKYLIGHT. THE CEILING REMAINS HIGH, & THE LARGE WINDOWS MAKE THIS A VERY SUNNY APT.