

36 W 10th St

Multi-Family Townhouse · Block & Lot 573-24 · Greenwich Village

21' wide Anglo-Italianate townhouses erected in 1856 for James F. D. Lanier, a prominent NYC banker. From 1891 to 1901 Edward L. Godkin, founder and editor of The Nation and a leading reformer of the late Nineteenth Century, occupied the property. Currently configured as 4 units. This property is prime for conversion to single family. 36 W 10th Street maintains abundant original detail, including leaded glass windows, arched doorways, and original fireplaces, some with marble mantles. The more notable features include a grand stairwell, and a serene rear garden. Great light and space in the heart of Greenwich Village.

FEATURES

- Wood-burning fireplace

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\$15,900,000 (Approx. \$1,871 /Sq.Ft.)

\$41,435 Annual RE Taxes

- 3 Units
- 6 Floors
- 14 Rooms
- 7 Baths

Lot Dimensions: 21.4X92
Building Dimensions: 21.4X68.8
Bldg Sq. Footage: 8,500



GARDEN FLOOR: Exposed brick walls line a large family room which leads out to a southern garden. The room contains built-in bookshelves, a woodburning fireplace and a distinct children's play area. There also is a full bathroom on this floor as well as a laundry room, separate dark room and the building's mechanicals.

MAIN FLOOR: This is the primary entrance into the townhouse. The owner's quadriplex, as well as the central staircase can be accessed from the large entry foyer. Inside the residential quarters in the rear section of this floor, there is a dining room and a deluxe kitchen with a professional range. The front room, originally used as a reception area for visitors to the home, is currently a study with a marble mantle, from which an interior stair case leads up to the bedroom levels.

PARLOR FLOOR: Traditionally this floor with its 12 foot ceilings was reserved for grand entertaining and typically was divided into Front and Rear Parlors. Currently the space has been set up with a series of children's bedrooms with a renovated bath in the middle of the space and another interior staircase. An original marble mantle with carved feet remains in the front section, as do floor-to-ceiling French Windows that open up to the balcony which stretches across all the Renwick Row homes.

THIRD FLOOR: The master bedroom with its ample built-in closets, a modern bathroom and a rear sitting room are all located on this floor. The master bedroom runs the entire width of the building and is the optimum place to get a sense of the phenomenal proportions of the house.

FOURTH FLOOR: This floor is accessed from the building's central staircase. The owner is using the front section as offices which contain another original marble mantle and a bathroom. There is a one bedroom rent controlled apartment in the rear for which the tenants pay \$982 per month.

FIFTH FLOOR: The front section of this floor is devoted to more offices and there is a marble mantle in one of the front rooms. The rear apartment has been renovated and is used by the housekeeper.