

449 WASHINGTON

Mixed Use Townhouse : Block & Lot 224-23 : TriBeCa



\$22,700,000 (Approx. \$1,892 /Sq.Ft.)

- 4 Units
- 7 Floors
- 19 Rooms
- 10 Baths

Lot Dimensions: 25' X 100'
 Building Dimensions: 25' X 90'
 Bldg Sq. Footage: 12,000
 Zoning: C6-2A



Tribeca townhouse opportunity offers 7 stories, 12,000+ square feet of living space and over 1650 square feet of outdoor space. 19 Rooms, 11 Bedrooms, 9 Bathrooms and 2 half bathrooms and ceiling heights ranging from 9.6 to 13 feet is luxury living. This magnificent property features a Part-time and Virtual doorman, private censored keyed elevator. Fully loaded with premium Viking appliances, double ovens, dishwashers, 30-42in refrigerators, wine refrigerators. Ethanol fireplace, custom censored led lighting controlled from your smart phone. Hi-definition bang & olufsen surround sound wiring, custom, solar and blackout shades and 5 inch quarter sawn solid riff cut oak floors. Bathrooms have radiant-heat floors, heated towel bars, Robern uplift acid etched vanity mirrors, carrera marble bathrooms tiles and floor, Duravit soaking tubs, showers feature frameless glass walls and oversized rain heads and hansgrohe fixtures and hardware and Toto Neorest commodes in the masters. ****Approximate Monthly Common Charges: \$8,663.23 **Approximate Monthly RE Taxes: \$10,012.50 **THIS HOME IS BEING SOLD AS 4 SEPARATE UNITS; THEY WILL REQUIRE COMBINATION / ALTERATION AND WILL REQUIRE FOUR SEPARATE CLOSING TRANSACTIONS (BRING YOUR ARCHITECT)****
****The complete offering terms are in an offering plan available from the Sponsor. FILE NO. CD 13-0039, 449 Washington LLC**

Monica Novo *Licensed Associate RE Broker*
 p. (212) 444-7842 mnovo@corcoran.com

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