

450 W 25th St

Single Family Townhouse · Block & Lot 722-67 · Chelsea

Nestled in the heart of West Chelsea, Manhattan's ultimate urban oasis teaming with the world's leading contemporary art galleries, chic restaurants and moments from AVENUE'S School, the Highline Park, Hudson Yards, and the Hudson River Park, this superb townhouse has been completely gut renovated and re-built by a highly experienced developer and will be ready for occupancy early 2014. All floors have been re-calibrated with a brand new facade of steel gray brick. The rear facade is opened up with a wall of glass windows that fully embrace the exceptional, lushly landscaped and treed gardens. This is one of those secret places in the City that few are aware of. Sleek, classic contemporary finishes feature throughout and each floor boasts superb proportions including exceptional ceiling heights. Ducted, zoned central air-conditioning and all new mechanicals make this the ultimate Downtown residence. **CELLAR:** The cellar (with elevator access) has been excavated to create 10ft ceiling height. This area can accommodate a recreation room as well as a media room, and houses the mechanicals and storage and a powder room.

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\$9,985,000 (Approx. \$1,507 /Sq.Ft.)

\$5,200 Annual RE Taxes

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

Lot Dimensions: 18' X 98'
Building Dimensions: 18' X 44'
Bldg Sq. Footage: 6,624
Zoning: R8-B



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FIRST FLOOR: Enter into a foyer with a coat closet, that leads past a formal dining room to the expansive kitchen looking out onto an double-height-ceilinged eat-in area/great room facing the superb terrace and garden (with outdoor kitchen). An elegant powder room and pantry are on this floor too

SECOND FLOOR: The parlor floor features expansive loft-like entertaining spaces to the south and north with a powder room inbetween. The ceiling heights and light are very impressive on this floor, approximately 12ft, with superb art walls

THIRD FLOOR: This floor is dedicated to a palatial Master Suite with a south-facing bedroom and balcony overlooking the gardens, a lavish bathroom with free standing tub, large shower stall and two sinks, an enormous walk in closet and a connecting gallery with extensive storage/closet space

FOURTH FLOOR: This floor houses two large bedrooms, each with their own en-suite bathroom, and a laundry room.

FIFTH FLOOR: This floor houses a large, south-facing bedroom/media room/study with a bathroom, and another smaller bedroom suite with an efficient office/study.

PH: The top floor of this house contains a large Family Room with a full bathroom and two superb terraces, one facing north and the other facing South. This room could double as a bedroom suite.