

# 280 W 4th St

Multi-Family Townhouse | Block & Lot 622-50 | West Village

**\$9,995,000** (Approx. \$2,151 /Sq.Ft.)

\$42,414 Annual RE Taxes



- 4 Units
  - 5 Floors
  - 12 Rooms
  - 6 Baths
- |                      |       |
|----------------------|-------|
| Lot Dimensions:      | 21X53 |
| Building Dimensions: | 21X44 |
| Bldg Sq. Footage:    | 4,647 |
| Zoning:              | R-6   |



280 West 4th Street is a 21' wide, five-story Greek revival style brick townhouse built circa 1841. Nestled within one of the most desirable blocks in the West Village, it is currently configured as a four-unit house with 3 separate one-bedroom floor-through apartments and its crown jewel, a spacious triplex with artist's studio and two terraces. It was once home to Charles Webster Hawthorne, mentor to Norman Rockwell and one of America's most dynamic and forthright portrait painters and teachers of art. Hawthorne purchased the house in 1919 and added an art studio to the back. He occupied the house as his main residence during the height of the Impressionist movement in the U.S. Each of the floor-through one bedroom apartments has been fully renovated and offers spacious living rooms with fireplaces, large bedrooms and generous storage space. The garden and parlor floor units also feature private outdoor space. The triplex is currently set up as a one bedroom, 2 bath unit with a large den and top floor artist's studio. It could easily be converted into a 2 bedroom apartment featuring a full floor master suite. Additional features include custom built-ins, wood-burning fireplace, terrace and finished roof deck. This house is perfect as is for an income-generating property or for conversion into a stunning single-family home. The property will be delivered vacant.

**Garden Floor:** Floor-through unit with one large bedroom, two full baths and custom built-in closets. The modern kitchen comes with a dishwasher and wine cooler and directly opens into the living room, which has a wood-burning fireplace. In the rear, a small home office with sliding glass doors faces the charming patio.

**Parlor Floor:** One bedroom floor-through unit with high ceilings, crown moldings, and wood-burning fireplace. The open kitchen enjoys granite countertops, Viking stove, Miele dishwasher, Lieber refrigerator, and a wine cooler in addition to dark wood cabinetry throughout. The generously sized bedroom, with full bath, leads to a small back patio that is the perfect oasis to quietly enjoy your day's first cup of coffee.

**Third Floor:** Sunny floor-through unit with a light-flooded living room, marble fireplace, and wide-plank pine floors. The pass through kitchen is tastefully renovated with a Miele dishwasher and stackable washer/dryer. The spacious bedroom in the back features an en-suite bath and a walk-in closet.

**Fourth Floor:** The first floor of the artists' triplex enjoys striking double-height ceilings and wood-burning fireplace. As you come in, you will enter into the living room/library. Light floods into this room through a wall of windows, made up of ten distinct glass panels. The state of the art kitchen enjoys Norwegian counter tops, a Viking stove, a wine cooler, Miele dishwasher, and a stackable Miele washer/dryer. The master bedroom in the back has three built-in closets and an en-suite bath.

**Fifth Floor:** This sun-flooded great room has double-height ceilings, a balcony, and a full bath. The stairs lead to a mezzanine loft bedroom and studio with a glass roof and terrace, as well as access to the roof deck.

## FEATURES

- Roof deck
- Terrace

**Sara Gelbard** *Licensed Associate RE Broker*  
p. (212) 242-9941 [SG@corcoran.com](mailto:SG@corcoran.com)

**Paul Kolbusz** *Licensed Associate RE Broker*  
p. (212) 500-7026 [ptk@corcoran.com](mailto:ptk@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

**Roof:** Fully finished wooden roof deck with amazing panoramic views of downtown Manhattan and the West Village.