

# 459 W 44th St

Single Family Townhouse | Block & Lot 1054-104 | Clinton



**\$8,500,000** (Approx. \$2,310 /Sq.Ft.)

- 3 Units
- 6 Floors
- 99 Rooms
- 9 Baths

Lot Dimensions: 20x75  
 Building Dimensions: 20x46  
 Bldg Sq. Footage: 3,680  
 Zoning: R8



New construction, LEED certified Townhouse with 3 luxury units located in Clinton, formerly known as Hell?s Kitchen. Ideal for investment or live with income. Spacious and contemporary units are currently rented at market-rate. Residents enjoy luxurious apartments, constructed with energy-efficient design and sustainable technology. Each unit includes 3-4 bedrooms and 3 bathrooms

Features: ?Keyed elevator ?Video doorman?High ceilings ?Individual AC and heating?Abundant closet space?Walnut floors?Oversized windows?Pre-wired sound system?Washer/dryer

Bathrooms: ?Soaking tub ?Jetted tub ?Rain-shower? Double sinks?Duravit tankless toilets ?Custom cabinetry

Kitchens: ?Chef quality kitchen ?Top of the line stainless steel appliances?Caesarstone countertops ?Two sinks?Wine cooler?Dishwasher ?Trash compactor? Garbage disposal

Unit A ?Triplex ?Approximately 2,400 square feet? Includes lower level recreation room with full bath?Large, private backyard

Unit B ?Duplex?Approximately 1,800 square feet

Unit C ?Duplex penthouse?Approximately 1,900 square feet?Gas fireplace?Rooftop deck?Abundant built-in storage, including murphy bed

Located a short distance from theater, dining and transportation. Charming block lined with townhouses and trees, featuring cultural icons, including the Actor?s Studio.co-exclusive with Brown Harris Stevens

**UNIT 1:** 1st and 2nd Floors, plus half of the finished cellar, 3 Beds, 2 Full Baths, 2 Half Baths, Garden terrace - Rented at \$8,250/mo. Lease expires 6/30/16. Rent will increase to \$8,662/month for the period 7/1/14 - 6/30/15. Rent will increase to \$9,095/month for the period 7/1/15 - 6/30/16

**UNIT 2:** 3rd and 4th Floors, 3 Beds plus Study, 3 Full Baths - Rented at \$7,650/mo. Lease expires 5/31/15. Rent will increase to \$8,032/month for the period of 5/1/14 - 5/31/15.

**UNIT 3:** 5th and 6th Floors, plus rooftop Penthouse and terrace, 3 Beds plus Study, 3 Full Baths - Rented at \$8,755/mo. Lease expires 6/30/14. Option for tenant to renew through 6/30/15 at \$9,017/month

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