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213 West 131st Street **\$2,225,000**
 New York, New York 10027 (7th & 8th Ave) #12649863



Price:	\$2,225,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	11.5 / 5 / 4.5	Exposures:	---	Listed:	04/05/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	30
Approx SF:	3,536	House Style:	Townhouse	Orig Ask Price:	\$2,495,000
\$ per SF:	\$629	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$1,505	Fireplace:	---		

Description:

Renaissance townhouse in Central Harlem. This is a stunning, completely gut renovated two unit spectacular townhouse. There is a triplex apartment with four bedrooms and three and one half bathrooms as well as a sitting room which can also be used as an office. The parlor floor is open and loft like with a top of the line elegant kitchen with access to the large garden below. The master bedroom on the next floor up has a large walk in closet and an amazing master bathroom. The light is exquisite in this townhouse. The new ultra modern staircase is magnificent in its sleek elegance. The garden apartment has a beautiful open kitchen with island and the large one bedroom has an area for an office, Each apartment has a washer/dryer and access to the enormous landscaped garden. Central air conditioning throughout the house, new electrical and gas systems. All new mechanicals. Everything has been done to perfection. This newly gut renovated townhouse has high end finishes, classic lines, high ceilings and warm exposed brick accent walls. The exposed brick walls are a stunning contrast to the crisp modern sleek lines. There is recessed lighting throughout the townhouse. This townhouse is located in a vibrant neighborhood convenient to some of Harlem's finest restaurants, coffee houses, lounges, and to the anticipated Whole Foods on 125th street. Have dinner at Sylvia's of Harlem and the Red Rooster. Shop at nearby Fairway and don't forget to go to The Apollo and The Cotton Club. Convenient to the express and local A,B,C,D,2, & 3 subway lines. The basement has endless possibilities; it is dry and super clean. This magnificent townhouse has a Certificate of Occupancy.

149 West 10th Street **\$10,995,000**
 New York, New York 10014 (Greenwich Ave /Waverly Pl) #176205



Price:	\$10,995,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	12 / 5 / 4	Exposures:	---	Listed:	04/05/2016
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	395
Approx SF:	5,000	House Style:	Home	Orig Ask Price:	\$12,995,000
\$ per SF:	\$2,199	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	Central		
R.E. Taxes:	\$43,926	Fireplace:	Working		

Description:

149 West 10th Street is an elegantly renovated 22-ft wide townhome affording approximately 5,000 sqft of grand, well-proportioned interior living space, and an additional approximate 1,750 sqft of wonderful outdoor space in the garden, terraces, and roof deck. This stunning residence is ideally located in the heart of the West Village, in close proximity to some of the best dining and shopping in New York City. 149 West 10th Street seamlessly combines magnificently restored original 19th century detail throughout the gorgeous facade, stoop, wrought iron railing, and original fireplaces in the living room and each of the 5 bedrooms, with modern technology and high-level finishes. HISTORY 149 West 10th Street was built in 1833 in Greek Revival style. This townhouse was part of a row of eleven homes constructed by New York State Senator and NYU co-founder Myndert Van Schaick, who is noted for being the driving force behind the construction of the Croton Aqueduct, which provided clean drinking water to New York City. LAYOUT Basement The spacious fully-finished basement affords a recreation room, which can also be used as a home gym, and a kitchenette with a full bar. The home's mechanicals are also located on this level, in addition to abundant storage. Garden Floor The delightful Garden Floor affords a cheerful living/dining space with a full kitchen and island. This wonderful living space is adjacent to the large, sunny garden, which is connected to the Parlor Floor above through a wrought iron staircase. The Garden Floor is complete with a private guest bedroom

123 West 119th Street**\$4,150,000**

New York, New York 10026 (Lenox Ave/Adam Clayton)

#14610259



Price:	\$4,150,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	18 / 8 / 7	Exposures:	---	Listed:	06/24/2016
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	315
Approx SF:	5,700	House Style:	Townhouse	Orig Ask Price:	\$4,850,000
\$ per SF:	\$728	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$693	Fireplace:	---		

Description:

PLEASED TO PRESENT OUR TOWN HOME (WITH ADDED PENTHOUSE LEVEL) historic residence, this 20-foot wide, six-level, meticulously restored, 5700 SF Townhouse on West 119th Street between Lenox Avenue and Adam Clayton Powell Boulevard is in the Mount Morris Park Historic District, and on one of the most sought after blocks in Upper Manhattan/Central Harlem. As it stands, this townhouse has three-units, each with separate utilities, central air and heat zoned for every floor of the building: Owner Triplex with backyard garden, 2nd Floor Apartment, and Penthouse Duplex with multiple outside terraces. \$221,000 market rate income // PARTIAL OWNER FINANCING AVAILABLE The Owner Triplex features a large, open floor plan with 3200 SF of space, four original fireplaces mantles, and wood floors throughout. The Parlor floor of the Triplex has original ornamental ceilings, intricate wood-working, and a deck that overlooks and has steps down to the landscaped backyard with custom built-in grill. The Garden floor of the Triplex has three-bedrooms, which includes a Master en suite with original clawfoot tub. The Cellar floor of the Triplex has a media room and ample storage space. Additional amenities for this unit include gas-stove, microwave, dishwasher, and washer with gas-dryer. The 2nd floor Apartment is a charming floor-through two-bedroom, one-bath, 1300 SF unit with large windows, two original fireplace mantles, abundant storage, and wood floors. Additional amenities for this unit include gas-stove, microwave, dishwasher, and washer with gas-dryer. (The Penthouse Duplex of this sun-drenched townhouse incorporated a new penthouse floor in 2012. This Duplex now contains three-bedrooms, two-baths, 13-foot ceilings, and an original fireplace. The Duplex has three terraces totaling over 1000 SF, which inspires quintessential outdoor city living with views of downtown Manhattan. Additional amenities for this unit also include gas-stove, microwave, dishwasher, and washer with gas-dryer. Incredibly spacious, with a sizable garden, this luxurious, income-producing townhouse is perfectly suited in its current configuration as a large private home with two additional income apartments, or easily converted back into a single-family mansion (circa 1880s). NYC DOE School District 3. This home is delivered vacant.