

252 West 12th Street

Between Greenwich Ave and West 4th Street

Block: 615 Lot: 21 Zoning: R6

Lot Size: 20 x 85 Built Size: 20 x 45 Two Story Extension: 16 'x 8 "x 10 'X 5"

Description: This historic four story Italianate style town house is situated on one of Greenwich Village's finest cobblestone blocks. Built in 1857 by Linus Scudder the house boasts a stoop that leads up to a handsome segmental-arched doorway, over 10'5" ceilings on the parlor floor with floor to ceiling windows. Some original details are throughout the house with two fireplaces on each floor. There is also a charming south facing garden. This would make a perfect single family home and awaits your restoration. Delivered vacant.

Basement: Mechanicals

Owner's Duplex

First Floor: Front/Dining room with decorative fireplace and full bath. Back/Eat-in kitchen with decorative fireplace leads out to south facing garden; there is an extension off of the kitchen.

Parlor Floor: Front opens to foyer. Sitting room with decorative fireplace and floor to ceiling windows. Full bath, Brazilian hardwood floors. Back/living room with decorative fireplace and bay windows. Extension overlooks garden and opens to a small terrace. Original moldings throughout.

Third Floor: Floor through apartment. Front/living room and kitchen, decorative fireplace, original hardwood floors. Back/bedroom with decorative fireplace full bath and private terrace off of the bedroom.

Fourth Floor: Floor through apartment. Front/living room with decorative fireplace and kitchen. Back/bedroom with decorative fireplace and full bath.

Approximate Annual Expenses:

Real Estate Taxes: \$17,200 Gas & Electric: \$4,785.
Water & Sewer: \$575 Total: \$22,560

Price : \$7,600,000

Shown exclusively through

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