

2 N MOORE STREET (Between West Broadway and Varick Street)

Block: 189 **Lot:** 39 **Built:** 65' Width

DESCRIPTION:

This unique mansion is a one of a kind masterpiece fit for the most discerning buyer. The 65' wide townhouse has every imaginable amenity and more than 11,000 interior and 1,500 exterior square feet. Spacious and elegant, this home includes 6 bedrooms, 7 full baths, 4 powder rooms, 3 fireplaces, a staff apartment with separate entrance, an art room, a grand library, a screening and billiards room, a private outdoor dining atrium, a finished lower level and a 2-3 car garage. The generous outdoor spaces on the 2nd & 3rd floors have both privacy and views and have been masterfully landscaped, irrigation system and mist outdoor cooling system. The home boasts oversized windows and multiple oversized skylights, gorgeous city views and is bathed in natural light courtesy of its multiple exposures. The 5th floor master bedroom is complete with a fireplace, private deck and large, bright bathroom. Handsomely proportioned and expertly completed, this masterpiece is the synthesis of grand scale luxury and modern American sophistication. The home is outfitted with a high speed Kone traction elevator, 7 central air conditioning units, air and water purification systems, radiant heated floors, Crestron audio and video systems on all floors and a state of the art security system. The gym on the 6th floor includes a 50' heated lap pool! Perfectly positioned on a prime corner lot in one of the best neighborhoods in the city, this brand new mansion is without equal.

LAYOUT:

Lower Level - Cellar: Approx 1,337 SF. Climate controlled, finished area including ventilated Media Room; Mechanicals; Powder Room; Ample Storage Space

First Level: Approx 2,791 SF. Grand Double Height Entrance; 2-3 Car Garage (including lift); Home Office with Powder Room; Guest Suite with Full Bathroom; Housekeeper Apartment with full bathroom and separate entrance; Laundry Room; 2 Large Closets

Second Level: Approx 2,434 SF interior and 357 SF exterior. Grand Living Room with Structural Skylights and Wood Burning Fireplace; Custom Italian Kitchen; Dining Room; 500 Bottle Wine System; Media Room; Bar and Billiards Room; Powder Room; Exterior Landscaped Center Courtyard with Built-in, Vented Barbeque Grill

Third Level: Approx 1,204 SF interior and 1,230 SF exterior. Luxurious Library / Office with Gas Fireplace, Full Bathroom; Den; Landscaped, Irrigated Outdoor Space with Stairs to Lower (second floor) Courtyard, designed to accommodate 100 lbs. of dead weight per square foot

Fourth Level: Approx 1,204 SF. 3 Bedrooms; 3 Bathrooms (2 with windows); Supplemental Washer / Dryer

Fifth Level: Approx 1,166 SF interior and 38 SF exterior. Master Bedroom Suite; Luxurious Master Bath with Steam Shower; Gas Fireplace; Generous Walk-in Closet / Dressing Room; Terrace

Sixth Level: Approx 1,204 SF. Home Gym; 50' Swimming (Lap) Pool; Powder Room

PRICE: \$29,000,000

REAL ESTATE TAX: \$53,461 (Annual)

ZONING: C6-2A