

407 Bleecker Street

Between Bank and 11th Street

Block: 623 Lot: 18 Zoning: C1-6

Lot Size: 21' x 50' Built Size: 21' x 40'

Description: Four story landmark townhouse built in 1860 as part of a row of seven beautiful West Village houses. The house was completely renovated and redesigned by Kathy Lydon to create a timeless home by balancing between the classic and the modern. The house consists of a formal dining room, living room and a master bedroom suite all with wood burning fireplaces. An eat in kitchen is located on the first floor and two children's bedrooms are located on the top floor. Sun flooded throughout, from the kitchen with two skylights to the windows overlooking the park to the skylight at the top of the house; this home is a refuge as well as a great place for entertainment.

Basement: Finished children's playroom, full bathroom and a storage room with the mechanicals.

First Floor: Formal dining room, wood burning fireplace, powder room, spacious eat in kitchen with a Sub Zero refrigerator, a Viking range, 2 Miele dishwashers, a wine cooler and two skylights.

Parlor Floor: Gracious living room with a wood burning fireplace and a wet bar; great for entertaining. Powder room and views overlooking the park. Half bathroom and terrace.

Third Floor: Master bedroom suite with wall to wall carpet and beautiful drapes; dressing room and a full bathroom.

Fourth Floor: Two children's bedrooms each with walk in closets, full bathroom, linen closet, office and a skylight at the top of the stairs.

Approximate Annual Expenses:

Real Estate Taxes:

Gas & Electric: \$8,328

Water & Sewer: \$1,364

Insurance:

Price : \$6,500,000

Shown exclusively through

Sara Gelbard, Director of Townhouse Sales (212) 242-9941

Paul Kolbusz, Vice President (212) 500-7026

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions are approximate. For exact dimensions you must hire your own architect or engineer.