

142 West 11th Street

New Price: \$7,995,000

Between Sixth & Seventh Avenues

Greenwich Village Historic District

Built in 1855

Block: 606 Lot: 40

Lot Size: 22'6" x 108'9"

Zoning District: R6

Built Size: 22'6" x 60'

Building Class: C2 (1-6 Family)

Extension: 19' x 7'

C of O: 5 Families

Approx. 5,880 square feet

Description: *Five-story Italianate Townhouse built in 1855 by Linus Scudder as one of a row of eight fine brick houses. A 22'6" wide house with a stunning façade. Enter through an iron gateway, up a very high stoop and into a beautifully preserved hallway complete with rose moulding and the original staircase. There is both a front garden and a large south-facing back garden designed by Halstead Welles Associates.*

Currently configured as an owner's duplex with four other apartments, this important house has retained some original details such as three pier mirrors, eight fireplaces, rose moulding, cast iron fences, stair railings and window railings. The owner's duplex on the garden and parlor floors has 17'5" ceilings and an entire wall of glass looking out onto a magical south-facing garden replete with a waterfall and alive year-round with visiting birds. Due to the angle of Greenwich Avenue to the east, one looks out onto a series of increasingly large back gardens and open sky.

The other three floors are currently configured as a penthouse, one floor-through apartment and two one-bedroom apartments. Two of the apartments have recently undergone full high-end renovations by Vincent Ashbahian Design; all have fireplaces and two have large terraces.

All free-market; none rent controlled or stabilized. Excellent rent roll: \$189,000 w/out owner's duplex

Floor by floor Set-up

Unique owner's duplex with large garden; 1 Floor-through apartment with large terrace; 2 one-bedroom apartments; 1 penthouse with 2 terraces.

Cellar: Mechanicals (new hot water system 5 years ago, new furnace 10 years ago), cedar closet, 600-square-foot of hidden sliding storage, built-in kitchen storage, laundry room, sewing area and handyman's workshop. The rear of the cellar floor has been lowered and then opened up to the garden floor and parlor floor above, creating a dramatic loft-like living/dining room (19'6" x 21') with 17'5" ceilings. There is an open kitchen with two-story built-in cabinets, a brand new commercial Viking stove and vent. There is a huge wall of windows looking out into the two-tiered garden. This entire floor is incorporated into the owner's duplex.

Garden Floor: Owner's duplex with parlor floor. At the front of the house there is a separate entrance below the stoop and a large bedroom/office (14' x 27') with a decorative fireplace, a pantry, a full bath and 9' ceilings. The entire rear of the house has been opened up to a large loft-like living/dining room as described above. From this level, the living room is accessed through a landing with a powder room, and down a short open staircase to below.

Parlor Floor: At the front of the house there is the original parlor (14' x 27') which is currently being used as a home office by the owners. There are two of three pier mirrors, the original large wood-burning marble fireplace, the original rose moulding, front floor to ceiling windows and 12' 6" ceilings. At the rear of the house from this level, the master bedroom above (12 x 13'6") is accessed by the open staircase which also traverses below to the living room, kitchen and garden. The master bedroom has an en suite bathroom with a very large and uniquely designed tub. There is also a sauna on this level, a balcony overlooking the large garden as well as two large closets. This level is open to all below.

Third Floor: Charming one-bedroom floor-through apartment with a large terrace, hardwood floors, 10'3" ceilings and two original wood-burning fireplaces./ There is a pass-through kitchen, walk-in closet and separate home office. There is an additional separate small office/bedroom on this floor unattached to the apartment. Rent for floor-through: \$5,000/month. Rent for separate office: \$250/month.

Fourth Floor: Two one-bedroom apartments; both with fireplaces and 9' ceilings. The front apartment has been recently renovated including a new kitchen and bath.

Rent front: \$2,800/month; Rent rear: \$ 2,200/month.

Penthouse: High-end renovated one or two bedroom apartment with an open f