

**Description:**

*Built in 1870 and perfectly situated in the heart of the West Village, this income-producing townhouse is one-of-a-kind. Recently renovated, this home functions as a single-family residence with income-producing retail space that more than covers the building expenses. It features a beautiful 600sqft west-facing landscaped garden surrounded by picturesque townhouses and trees. There are four bedrooms and 3.5 baths (please see set-up for more details). The dramatic double-height living room has an enormous east-facing window, so the light pours in. There are 5 well-positioned wood-burning fireplaces located in the living room, the bedrooms, the kitchen and the basement. Adding to the garden outdoor space, there are two usable 100sqft balconies off of the second floor west-facing bedroom and the third floor dining room. This beautiful house needs no work and having a flower shop as a retail tenant is an extra bonus.*

**Townhouse Set-up:**

**Basement:** *Fully-finished full-height standing basement with a large laundry room and storage in the front, mechanicals (heat, water, electric, gas) and in the back, a bedroom or office with full windowed bath and a wood-burning fireplace. There is also garden access and a room perfect for a wine cellar.*

**Garden Floor:** *Entry foyer which leads to a stainless steel kitchenette for outside dining in the 600sqft landscaped garden finished with attractive slate and a koi pond.*

*Retail space: Hudson Flowers with separate entrance and half bathroom.*

**Second Floor:** *Two large bedrooms that share a large bath. Attractive custom built-ins in both rooms and great closet space. The east-facing bedroom has a huge window and a wood-burning fireplace. The west-facing bedroom opens onto a 100sqft terrace over-looking beautiful townhouse gardens.*

**Third Floor:** *Large double-height (20' ceiling) east-facing living room with an over-sized window, a wood-burning fireplace and exposed brick. The modern kitchen opens onto the livingroom. There is a more formal dining area in the living room and a more casual separate dining room off of the kitchen. There is a half bath and a 100sqft terrace looking west over the garden.*

**Fourth Floor:** *A staircase leads up to an internal balcony with bookcases overlooking the living room. There is a west-facing bedroom with views of the garden and a full bath. There is also a wood-burning fireplace.*

*Price: \$7,050,000*