

432 West 22nd Street

(Between Ninth and Tenth Avenue)

Lot Size: 20 x 93

Built: 20 x 40 with additional first floor extension.

Block and Lot: 719/61

This gracious 1843 Greek Revival style brick townhouse with stoop has been recently restored back to it's original single family configuration. 20 foot wide and four stories, this stunning and sun-filled home is spacious, stylish and move in ready. Situated on one of the loveliest tree-lined blocks in Historic Chelsea you will be only steps away from all that this vibrant neighborhood has to offer. You will experience the heartbeat of Chelsea as you walk the neighborhood that has become the mecca for art galleries, restaurants and high-end shopping, plus, you will be steps away from the exciting Chelsea Piers sports and entertainment complex.

Layout:

First Floor: The heart of the house. A dramatic loft like floor through with 25' foot atelier skylight great room. State-of-the-art open concept kitchen opens into large dining area. Powder room. Cozy garden. Private mezzanine office. Front guest bedroom or nanny's room with separate front entrance. Full bathroom. Playroom. Laundry Room.

Second Floor: Hall entry at top of stoop. Formal front parlor living room with floor to ceiling windows. High ceilings with molding. Powder room. Closet office. Rear sunflooded sitting room with access to terrace. Large walk in coat/utility closet.

Third Floor: Front master bedroom with en suite master bathroom. Rear bedroom with en suite bathroom.

Fourth Floor: Front and rear bedrooms. Full bathroom.

Basement: Full finished basement. Recreational room. Climate controlled wine cellar. Large cedar storage closet. Additional large storage area. Mechanicals. CAC.

Annual Expenses:

Real Estate Taxes: \$34,726

Water and Sewer: \$ 1,000

For Appointments:

Meredith Hatfield 917-628-8230

mch@corcoran.com

Gas and Electric: \$12,000

*This is a co-exclusive with Stribling

Assessment: \$215,700

John Bowe and Kevin Meath

212-243-4000

Offered At: \$7,500,000.