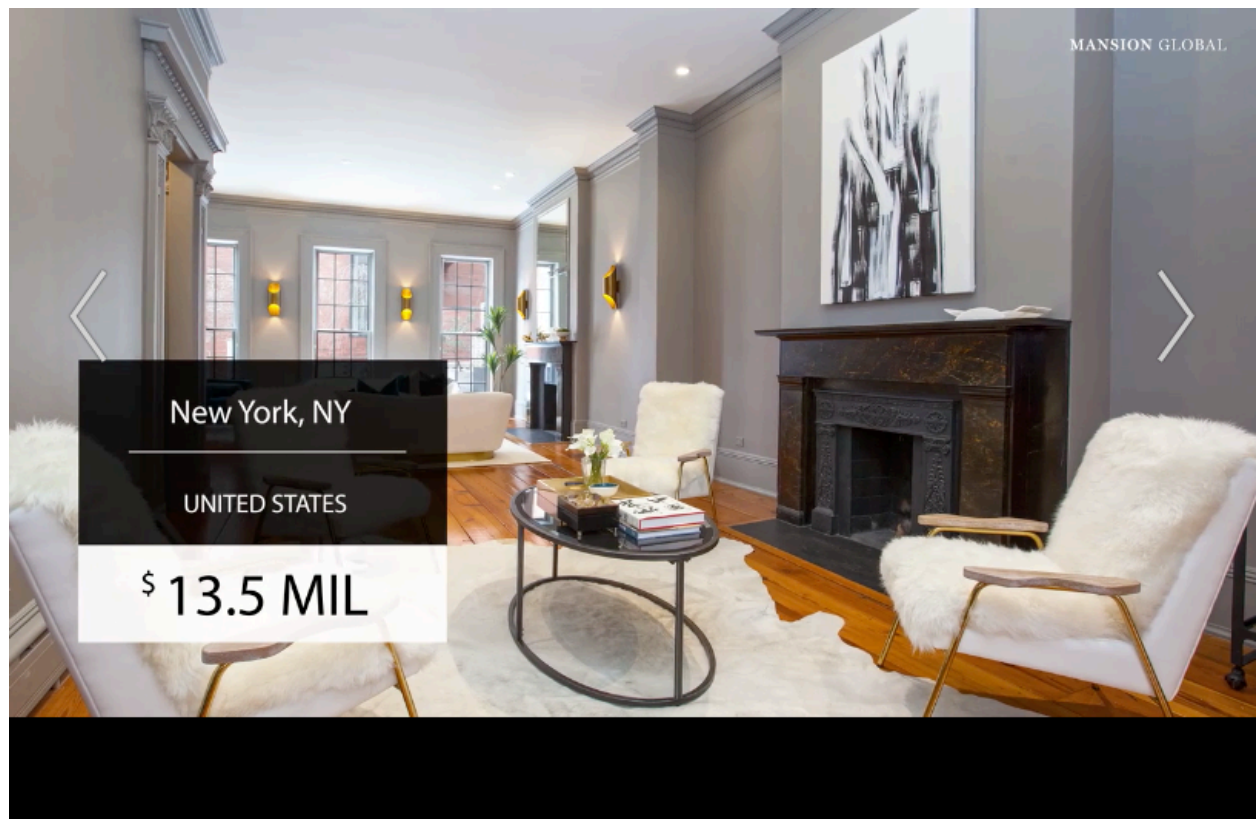


Historic West Village, Manhattan, Townhouse with Transformative Plans

The home comes with approved plans to expand, modernize and skyrocket in value

BY REBECCA BRATBURD

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The West Village townhouse comes with approved plans to expand from 5,000 to 7,500 square feet by adding two floors.

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LISTING OF THE DAY

Location: New York City

Price: \$13.5 million

A move-in ready four-story townhouse has become available on one of the choicest blocks in the West Village. What sets this property apart is that it comes with approved plans to expand from 5,000 to 7,500 square feet by adding two floors: one above and one below the existing building. The plans were created by architect West Chin.

The plans, which are already approved by New York City Landmarks Preservation Commission, would save the buyer one year to 14 months of waiting and at least \$350,000, according to listing agent Robert Dankner. Landmarks, as it is commonly referred to, enforces strict rules about how historic buildings like this one can be externally modified.

The home would have a conservative estimated value of \$24 million if completed according to plan, Mr. Dankner said.

“It’s very nice, livable and charming now, but if you wanted to explode the value, you could utilize the plans,” Mr. Dankner said.

Some of the features in the plans are a chef’s kitchen, a high speed elevator, a full-floor master suite, a media room and a roof deck with a gazebo and an outdoor kitchen.

Alternatively, a family could move in and take a scaled back approach, likely updating the kitchen, and the bathrooms, which are small by today’s standards.

At the same time, the house has a new roof, boiler and recessed lighting throughout.

It’s not a “fixer upper” by any stretch of the imagination.

The Greek Revival townhouse, built in 1899, has high ceilings and plenty of natural light as it stands. Wide pine plank floors, hand-carved archways and moldings, 12 original stone and steel mantels, and refurbished banisters are some of the original details of the house.

“It’s a great house waiting for wonderful people to enjoy it on one of the finest blocks in the West Village. There’s usually very little available, and this house offers a variety of options to enjoy it as it is or to transform it and make it one’s own,” Mr. Dankner said. “That’s a rare set of variables that one often times doesn’t get.”

Stats

The townhome, as it stands, has 5,000 square feet of interior space four bedrooms and four bathrooms, and its approved plans calls for up to six bedrooms, six full baths and three half baths. The home already has 12 wood-burning fireplaces.

Amenities

The townhouse has a 700-square-foot, south facing garden behind it. It has a 1,000- square-foot roof deck with views of the Empire State Building to the north and the Freedom Tower to the south. The yard and rooftop views would remain the same under the approved plans.

Neighborhood Notes

The townhome is on Charles Street, one of the best tree-lined streets in the heart of the West Village.

In addition to the nearby beautiful cozy restaurants and cafes, the West Village also has many upscale clothing boutiques. The home is walking distance to Hudson River Park and Washington Square Park.

“You walk outside, and you smile,” Mr. Dankner said.

Agent: Robert Dankner, Prime Manhattan Residential

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