



A Chelsea Treasure Designed with Timeless Details and Loft-like Flow

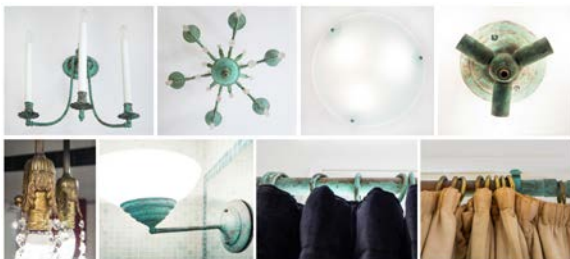
483 West 22nd Street
Between Ninth and Tenth Avenues
15.8' x 98.9', Built 52.6' Deep





A Chelsea Treasure Designed with Timeless Details and Loft-like Flow

483 West 22nd Street
Between Ninth and Tenth Avenues
15.8' x 98.9', Built 52.6' Deep





A Chelsea Treasure Designed with Timeless Details and Loft-like Flow

483 West 22nd Street
Between Ninth and Tenth Avenues
15.8' x 98.9', Built 52.6' Deep

DESCRIPTION

Located on the most sought-after block in Chelsea and steps from the Highline lies a five-story treasure. This single-family townhouse is a harmonious blend of timeless formality and loft-like flow. Built in 1856, it has been meticulously maintained and thoughtfully renovated to suit any decor palate. The width of each room has been maximized with plaster to plaster construction while ensuring the preservation of nine original fireplaces as well as the gorgeous banister and newel post. Maple floors with walnut surrounds elegantly flow from room to room, and custom oxidized metal lighting fixtures and curtain rods designed by Jerry Van Deelen offer a unique continuity of style throughout.

The rear of the home boasts gardens galore. With both landscaped and hardscaped areas, this greenspace is a true oasis from the hustle and bustle of downtown. Located on the "Fifth Avenue of Chelsea." This home is perfectly situated directly across from Clement Clarke Moore Park. This will guarantee unobstructed sunlight and views from its front facing windows and fabulous roof. It is also near the renowned Avenues World School. This six bedroom, five and a half bathroom townhouse truly has something to offer every new owner.

LAYOUT

Garden Floor:

Enter the garden level of the townhouse and delight in rich cherry wainscoting throughout. The front room is perfectly configured to serve as a home office or a bonus bedroom, as it has a private full bath. Moving to the rear of the floor you will discover a powder room and large family room. This informal area has a fireplace, built-in bookshelves that match the wainscoting, and plenty of natural light pouring through the French doors leading to the manicured, sunny garden. The original rope-operated dumb waiter rises through all five floors of the townhouse.



A Chelsea Treasure Designed with Timeless Details and Loft-like Flow

483 West 22nd Street

Between Ninth and Tenth Avenues

15.8' x 98.9', Built 52.6' Deep

Parlour Floor:

Ascend the stately stoop to the parlour level and behold soaring ceilings, maple flooring, and an open layout that is welcoming to guests and family alike. The formal front room is incredibly spacious and well-appointed with a beautiful fireplace and lovely window seat. It is ideal for entertaining and can accommodate both living and dining areas. The main elegant staircase features an original banister and newel post and sculpture niches that any art collector will adore. Opposite the staircase is a gorgeous wall of cabinets and a wall-to-wall counter made of a distinctive verdant streaked marble.

Towards the rear, pocket doors open to reveal a sleek kitchen design that integrates one of the nine fireplaces. The kitchen is in the ideal location for the configuration of the townhouse. Highlights include slate countertops, frosted glass cabinetry, and two sets of French doors that lead to a stunning blue stone terrace. Exterior steps lead down to the garden for convenient access to your gas grill.

Third Floor:

The third floor hosts a luxurious master suite. The spacious front room is flooded with sunlight coming from two large windows that open up to Juliet balconies and a park view. The rear bedroom has the same window configuration and access to the dumb waiter. Boasting many original details, including marbles fireplaces in both rooms, moldings, and transom windows above the doors, the master suite is a beautiful retreat. A centralized bathroom has three areas including a water closet with a bidet, bathtub, and a walk-in closet all separated by pocket doors.

Fourth Floor:

The fourth floor has two bedrooms with ample closet space. The front bedroom is sunny and has a wonderful fireplace. The rear bedroom is designed for serenity. It features Japanese rice screens that open to reveal a fireplace, custom shelving, and a Murphy bed. Two full bathrooms complete the floor.

VANDENBERG, INC • *The Townhouse Experts*[™] • LICENSED REAL ESTATE BROKER

1995 BROADWAY, NINTH FLOOR • NY, NY 10023 • Phone 212 769 2900 • www.TownhouseExperts.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, changes of price, rental, prior sale, and withdrawal without notice.



A Chelsea Treasure Designed with Timeless Details and Loft-like Flow

483 West 22nd Street
Between Ninth and Tenth Avenues
15.8' x 98.9', Built 52.6' Deep

Fifth Floor:

The fifth floor front bedroom features a marble fireplace from 1856, bookshelves, and a hidden Murphy bed. The rear of the floor hosts two bedrooms with garden views. One has a fireplace, the other custom-built shelving. There is a central full bath, linen closet, and laundry room.

Roof:

The townhouse roof currently houses a utility room that holds the water tank and boiler. Accessed by spiral stairs, it has the potential to be a glorious roof garden - a highly coveted commodity in Chelsea. Bring your architect, and imagine all the ways to capture skyline and Clement Clarke Moore Park views!

Interesting and Fun Facts:

Clement Clarke Moore Park a.k.a. The Seal Park (ask any five year old) is named after the famous writer and American Professor. In 1837 Moore claimed authorship of an anonymous poem called "A Visit from St. Nicholas" (Later known as "Twas the Night Before Christmas").

William Lawrence Murphy invented and applied for his first patents around 1900 (most famously, the Murphy bed). Per Wikipedia, "according to legend, he was wooing an opera singer, but living in a one-room apartment in San Francisco, and the moral code at the time frowned upon a woman entering a man's bedroom."



A Chelsea Treasure Designed with Timeless Details
and Loft-like Flow

483 West 22nd Street
Between Ninth and Tenth Avenues
15.8' x 98.9', Built 52.6' Deep

ESTIMATED EXPENSES

Real Estate Taxes (2016-17) \$51,125

ADDITIONAL INFORMATION

Year Built	1856
Historic District	Yes
Zoning	R7B, C2-5
FAR	3
Maximum Allowable FAR	2.66
Tax Class	I
Approximate Square Footage	4,150

Price: \$ 9,900,000

Buyers Call: Cathy Connolly, Lead Buyer Specialist – (212) 769-2900, ext. 219

Lauren Cotten, Buyer Specialist – (212) 769-2900, ext. 214

Brokers Call: Our Sales Team – (212) 769-2900

Dexter Guerrieri, President – (212) 769-2900, ext. 211