



AT DOUGLAS ELLIMAN
REAL ESTATE

Single-Family Townhouse in Majestic Neighborhood Lush Garden and Civil War Era Charm

219 East 17th Street
Between 2nd and 3rd Avenues
15' x 92', Built 54' Deep



VANDENBERG – The Townhouse Experts™ at Douglas Elliman Real Estate • LICENSED REAL ESTATE BROKER
1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • TownhouseExperts.com

© 2019 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



AT DOUGLAS ELLIMAN
REAL ESTATE

Single-Family Townhouse in Majestic Neighborhood Lush Garden and Civil War Era Charm

219 East 17th Street
Between 2nd and 3rd Avenues
15' x 92', Built 54' Deep



VANDENBERG – The Townhouse Experts™ at Douglas Elliman Real Estate • LICENSED REAL ESTATE BROKER
1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • TownhouseExperts.com

© 2019 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



AT DOUGLAS ELLIMAN
REAL ESTATE

Single-Family Townhouse in Majestic Neighborhood Lush Garden and Civil War Era Charm

219 East 17th Street

Between 2nd and 3rd Avenues

15' x 92', Built 54' Deep

DESCRIPTION

On a quiet, tree-lined block steps from idyllic Stuyvesant Square Park and Union Square lies 219 East 17th Street. The stately fifteen-footer was built before after the Civil War, and offers historical charm, exceptional light, and a delightful garden that is part of a contiguous row of lush outdoor spaces.

The Stuyvesant Square Historic District is a charming residential area focused upon the park, which gives the District its name. Its residences are mostly row houses like the Anglo-Italiane house at 219 East 17th Street. The area is also graced by a number of religious and institutional buildings in a variety of architectural styles including Gothic Revival and Greek Revival. In 1855, bricklayer Benjamin Wise acquired two lots on East 17th Street, and built the townhouses at 217 and 219.

Thoughtfully renovated in 2001 by second-generation owners, the townhouse was given a modern upgrade with a new façade, roof, copper plumbing, electrical systems, and central air conditioning. A roof resurfacing in 2018 has also boosted energy efficiency. It is now configured as a four bedroom, three bath, single-family townhouse with a separate apartment suite in the English basement.

The interior is gracious and adaptable to suit any lifestyle. Each room boasts original details from marble mantelpieces and ornate plaster moldings to the wide staircase with coffin corners. The parlour floor maintains a sense of formality, but functions much like a modern great room with an open layout and gathering areas on both sides of the kitchen. The upper floors can host two additional common spaces, such as a sitting room or library, or be solely dedicated to private bedrooms, which would bring the total to six within the main home.

Real New Yorkers dream of finding a townhouse with rich history and 21st-Century fixtures; privacy and a vibrant neighborhood. With an unbeatable location and the elite Friends Seminary, East Village eateries, Trader Joe's, year-round Greenmarket, and subway access nearby, 219 East 17th is that townhouse.

LAYOUT

English Basement

A separate entrance underneath the front stoop provides access to an English basement. The front of this floor contains several storage areas including closets, a vault, and mechanical room. The rear of the basement is occupied by a nicely proportioned junior one-bedroom that looks out onto the townhouse garden. The apartment can generate income, but is also ideal for a mother-in-law suite or recent college graduate. In addition to the main living space, there is a cozy kitchen nook, fully renovated bathroom, and a separate sleep alcove, which accommodates a double bed with room to spare.

VANDENBERG – The Townhouse Experts™ at Douglas Elliman Real Estate • LICENSED REAL ESTATE BROKER
1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • TownhouseExperts.com

© 2019 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



AT DOUGLAS ELLIMAN
REAL ESTATE

Single-Family Townhouse in Majestic Neighborhood Lush Garden and Civil War Era Charm

219 East 17th Street

Between 2nd and 3rd Avenues

15' x 92', Built 54' Deep

Parlour Floor

A vestibule with arched transom windows and pocket closets creates a lovely entrance to the parlour floor of the townhouse. The front of the floor is a formal sitting room that includes a marble hearth and mantelpiece as well as original plaster embellishments on the ceiling. The center is occupied by a galley-style kitchen with an island and plenty of cabinet space. A dining room sits at the rear of the parlour floor. It also has a lovely mantelpiece, built-in shelving, and a wall of glass doors that allow in sensational light from the rear garden. When the doors are open, there is a natural flow out to the rear terrace and garden below, which has a blue stone surface, privacy fence, mature magnolia and maple trees, and the best bird-watching in Manhattan as neighbors have spotted 40 species of feathered friends!

Third Floor

Upstairs on the third floor, double doors open to both front and rear rooms. Both rooms boast fourteen-foot ceilings and can be used for entertaining or more private, informal spaces such as a study or bedroom. The front room has wonderfully tall windows with shutters and an original mantelpiece. The third floor rear also has an original fireplace mantle. There is a full bathroom and separate laundry room on the floor.

Fourth Floor

The fourth floor of the townhouse hosts two bedrooms and a central bathroom. The front bedroom is flooded with light from the south-facing windows. It has two closets. The rear bedroom features a marble mantelpiece, two windows with garden views, and marvelous plaster crown moldings.

Fifth Floor

The fifth floor contains two more generous bedrooms. Notably, the rear-facing room is enchanting as its windows are framed with verdant ivy and make the room feel as if it is part of the secret garden below. A full bathroom, linen and cedar closets, and skylight complete the floor.

Cellar

Beneath the English basement is the townhouse cellar. It can serve as additional storage space or would make a perfect wine cellar.

VANDENBERG – The Townhouse Experts™ at Douglas Elliman Real Estate • LICENSED REAL ESTATE BROKER
1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • TownhouseExperts.com

© 2019 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



AT DOUGLAS ELLIMAN
REAL ESTATE

Single-Family Townhouse in Majestic Neighborhood Lush Garden and Civil War Era Charm

219 East 17th Street
Between 2nd and 3rd Avenues
15' x 92', Built 54' Deep

RENT ROLL

Unit	Status	Type	Current Rent	Lease Expiration
219A	Free Market	Jr. 1 Bedroom	\$2,150	Month-to-Month
		Annual Estimated Income		\$25,800

ESTIMATED EXPENSES

Real Estate Taxes (2019)	\$35,991
Insurance	\$10,210
Electric	\$5,384
Water & Sewer	\$928
Total	\$52,513

ADDITIONAL INFORMATION

Year Built	1856
Historic District	Stuyvesant Square
Zoning	R7B
FAR	2.17
Maximum Allowable FAR	3
Tax Class	1
Approximate Square Footage	4,090

Price: \$5,950,000

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

VANDENBERG – The Townhouse Experts™ at Douglas Elliman Real Estate • LICENSED REAL ESTATE BROKER
1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • TownhouseExperts.com

© 2019 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



AT DOUGLAS ELLIMAN
REAL ESTATE

Single-Family Townhouse in Majestic Neighborhood Lush Garden and Civil War Era Charm

219 East 17th Street
Between 2nd and 3rd Avenues
15' x 92', Built 54' Deep



VANDENBERG – The Townhouse Experts™ at Douglas Elliman Real Estate • LICENSED REAL ESTATE BROKER
1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • TownhouseExperts.com

© 2019 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.