



Seize the Opportunity!
Vacant 20-Foot Wide Townhouse
No Landmarks Restrictions for Your Renovation

223 West 78th Street

Between Broadway and Amsterdam Avenue

20' x 102' Lot, Built 68' deep



VANDENBERG—The Townhouse Experts · LICENSED REAL ESTATE BROKER

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DESCRIPTION

This sun-soaked townhouse is ready for your vision. It is already vacant, and primed for a luxurious renovation. Boasting twenty feet of width with a hundred-foot deep lot, there is room to extend the townhouse footprint upwards, digging down the cellar level further and squaring off the existing extension.

Imagine a garden level designed for casual living that flows out to a private, lush backyard. Or the opportunity to entertain guests in a massive, open-concept parlour that integrates soaring ceilings and walls of glass with harmonious seating and a chef's kitchen.

The existing upper floors are incredibly spacious. The Third Floor can host a grand primary bedroom suite while the Fourth Floor accommodates a configuration of multiple bedrooms and baths. And it gets better! A future Fifth Floor with roof deck is possible as there are no Landmarks restrictions on this block of West 78th Street.

223 West 78th Street already has a stoop that takes you to the parlour floor and the house is located in a beautiful townhouse row on a quiet street, but close to everywhere you would want to be. Low taxes complete the package.

Priced to sell, there is not another townhouse opportunity like this on the market.

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ESTIMATED EXPENSES

Real Estate Taxes (2021) \$39,641

ADDITIONAL INFORMATION

Year Built 1890 est.
Zoning R8B
FAR 1.69
Maximum Allowable FAR 4
Tax Class 2B
Est. Square Footage (*including cellar*): 5,388 est.

Price: \$ 4,750,000

Contact:

The Vandenberg Team
Inquiries@TownhouseExperts.com
(212)769-9600

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223 West 78th Street
 Proposed Single Family Plan



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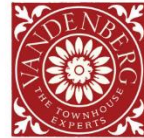
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223 West 78th Street
 approx. 5,388 total sq. ft.
 approx. 4,272 above grade sq. ft.



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