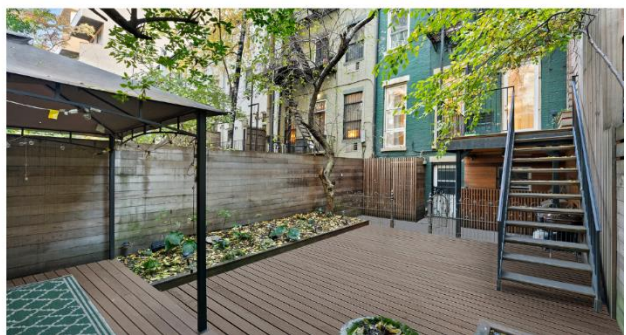
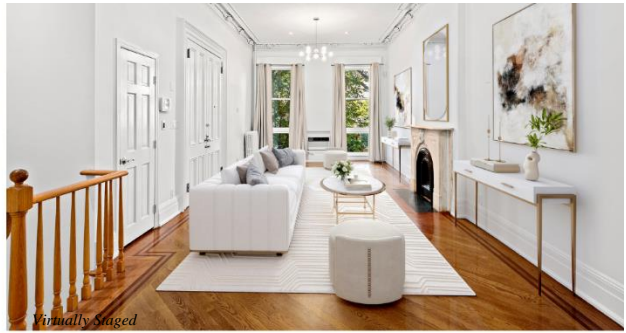




# Spacious Three-Family Townhouse in Kips Bay 21-Foot Wide with Beautifully Designed Owner's Triplex

328 East 30<sup>th</sup> Street  
Between 2<sup>nd</sup> Avenue and 1<sup>st</sup> Avenue  
*21' x 98.75' Lot, Built 45' Deep*

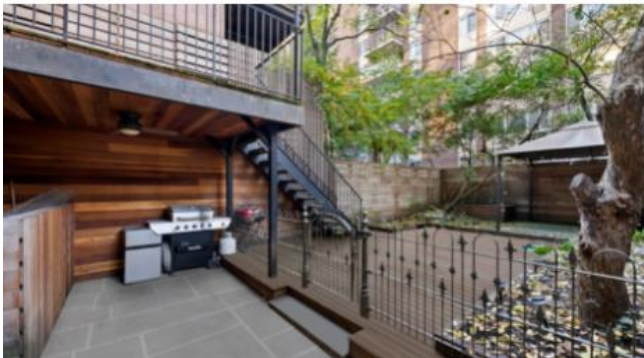




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Owner's Triplex:



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Floor-through rentals:





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### DESCRIPTION

This Kips Bay townhouse is a live-with-income dream. Exceptionally bright and spacious, it is a delightful blend of Pre-war finishes and pristine modern design. Boasting twenty-one feet in width, the townhouse is currently configured as an owner's triplex with private garden access and two free-market floor-throughs. Each unit at 328 East 30th Street is in excellent condition and move-in ready.

#### Owner's Triplex:

Welcome home to this sunny owner's triplex. Featuring more than 2,500 square feet of interior space along with charming original details and dramatically high ceilings throughout the parlour floor, the open plan creates a sprawling and loft-like feel. Double doors open to reveal a large living room at the front of the parlour floor. Highlights include two massive floor-to-ceiling windows, a marble hearth, and pocket doors that separate the room for formal entertaining. There is plenty of space for a casual television area or a more formal sitting area and dining room. The ceilings on this level are more than 11-feet high. The rear of the floor holds an eat-in kitchen that has been updated with a breakfast bar, double-height cabinetry, a stainless-steel gas range and dishwasher, and a SubZero refrigerator. There is a generously sized terrace off the kitchen with stairs that descend to the sweetly manicured garden below. The parlour floor lends itself to indoor/outdoor entertaining as well as casual gatherings or formal events.

The garden floor of the owner's triplex contains three bedrooms and two bathrooms. The primary bedroom suite is situated at the rear and has direct access and views to the yard. It includes three large closets – including one with a built-in dresser set – as well as a luxurious marble bath with pedestal sinks, jacuzzi tub, and stately glass tiles.

Two additional bedrooms are located at the front of the floor. Both have sunny exposures and make clever use of every inch of space. The second full bathroom is found in the main hallway.

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The finished townhouse cellar completes the triplex. It was previously used as a gym and playroom. There are dedicated rooms for laundry, utilities, and storage.

The meticulous garden is one of the many highlights of the Owner's Triplex. With ample space for grilling, multiple seating areas and even a pergola for the very sunny days, this garden is highly desirable.

### **Third Floor:**

This floor of the townhouse hosts a floor-through two-bedroom apartment. It is a free-market unit.

### **Fourth Floor:**

The fourth floor is also a free-market, two-bedroom apartment with the same spacious footprint as the floor below. This floor contains a spiral staircase to the unfinished roof to provide easy access for maintenance, workers, etc.

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## CURRENT RENT ROLL

Unit	Bedrooms	Status	Rent	Lease Expiration
1	Triplex	Free Market	\$8,250	December 15, 2023
2	2 Bed	Free Market	\$3,535	May 24, 2023
3	2 Bed	Free Market	\$3,500	June 14, 2023
		Monthly:	\$15,285	
		Annually:	\$183,420	

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### ESTIMATED EXPENSES

Real Estate Taxes (2021)	\$44,535
Insurance	\$11,000
ConEdison	\$5,500
Water & Sewer	\$2,800
<b>Annual Expenses</b>	<b>\$63,835</b>

### ADDITIONAL INFORMATION

Year Built	1880 <i>approx.</i>
Historic District	None
Zoning	R7B
FAR	1.82
Maximum Allowable FAR	3
Tax Class	2B
Approximate Square Footage	4,410 <i>includes finished cellar level</i>

**Price: \$ 5,400,000**

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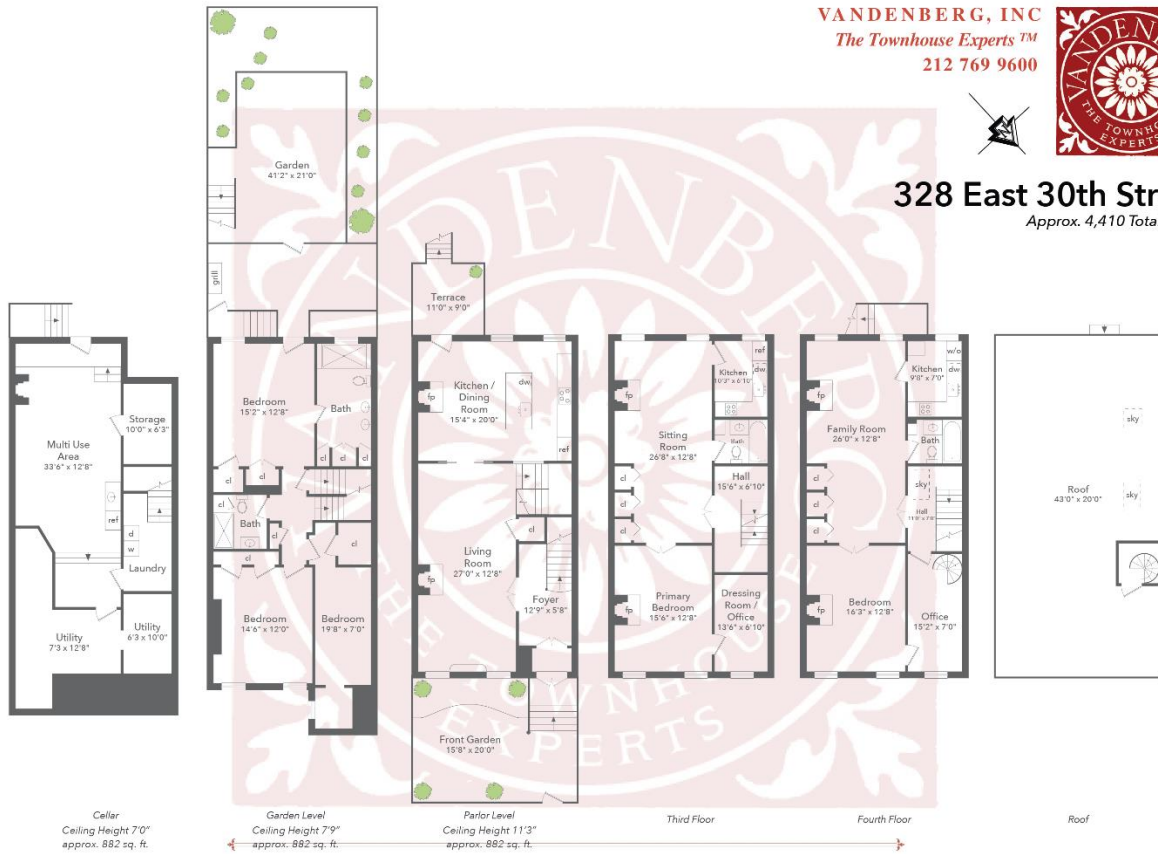
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VANDEMBERG, INC  
The Townhouse Experts™  
212 769 9600



328 East 30th Street  
Approx. 4,410 Total Sq. Ft.



THE TOWNHOUSE EXPERTS, LLC LICENSED REAL ESTATE BROKER

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