



Classic, Well Maintained Manhattan Townhouse on a
Beautiful Tree Lined Block

133 Manhattan Avenue

Between West 105th Street and West 106th Street

16'8" x 75' Lot, Built 40' deep



VANDENBERG -The Townhouse Experts • LICENSED REAL ESTATE BROKER

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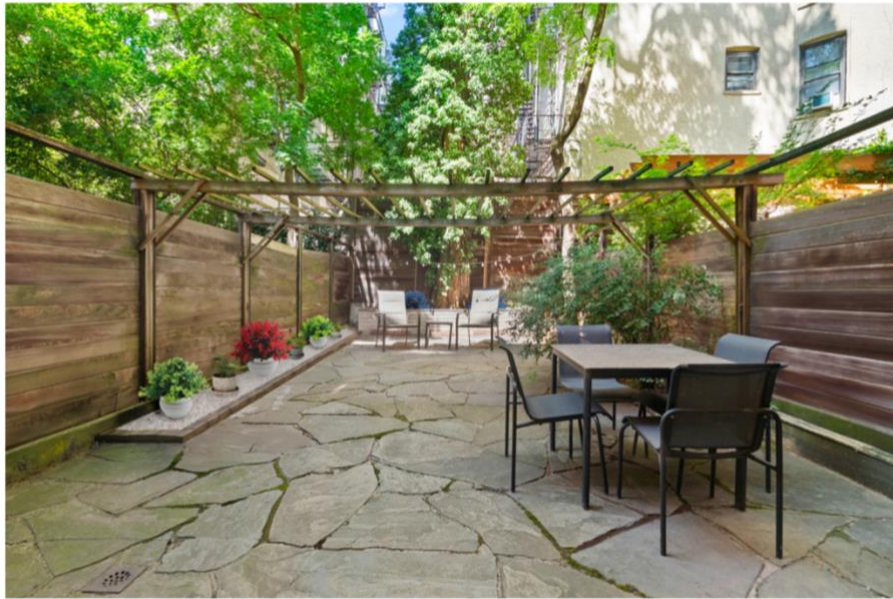
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Rendering Garden Rear



Rendering Parlour Rear



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DESCRIPTION

133 Manhattan Avenue is located on an historic residential block. It has been meticulously maintained and improved over several decades by the current owner. Many classic details and fixtures have been preserved throughout, while renovations have also implemented savvy layout solutions.

The townhouse is currently divided into four individual apartments, including three one-bedroom units and a studio with garden access. Everything is in working order and move-in ready! Previously the owners enjoyed the property as a single-family residence, complete with a spacious eat-in kitchen on the garden floor. Drawing from the previous layouts, you can comfortably live at 133 Manhattan Avenue while renovating it into your dream-single family townhouse at your own pace. The townhouse can be delivered vacant.

Central Park, Morningside Park and Columbia University are all just a short walk away as well as several subway and bus lines. Whether you are looking to enjoy the rental income from free-market tenants, or use the layout as a canvas for modern, intergenerational living, there is tremendous value to be found in this townhouse.

Garden Floor

This level is configured as a studio apartment with private access to the townhouse garden. All essentials were incorporated into the design and include an L-shaped eat-in kitchen area, large closet and a full bathroom.

The rear garden is deep with mature trees, yet filled with abundant sunlight as nearby buildings don't crowd it in. This retreat has a tidy flagstone surface, plantings, privacy fencing and a trellis canopy that will make time spent outdoors enchanting.

The front of the floor is dedicated to the townhouse mechanicals, including washer and dryer hook-ups, and maintenance storage. It can be accessed from an interior hallway or the entrance under the stoop.



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Parlour Floor

Enter through double doors at the top of the townhouse stoop into a vestibule, and just beyond lies a formal hallway with a stairwell – newly rebuilt – that leads to all four units.

The parlour floor apartment is a one-bedroom delight. Highlights include large windows in both main rooms, high ceilings with original moldings, parquet floors, and two decorative hearths. A pocket door separates the front and rear rooms. The efficiency kitchen overlooks the townhouse garden, and the adjacent bathroom has a full-sized bathtub and shower.

Third Floor

The townhouse's third floor has another unit. This one-bedroom apartment has a wide front living room with high ceilings, a decorative hearth, and multiple windows with original shutters. A fully equipped galley kitchen links the front and back of the floor. Storage space abounds in this unit with two walk-in closets and a set of built-in pantry drawers. The bedroom boasts an ensuite bathroom and a terrific garden view.

Fourth Floor

The top floor hosts a wonderful one-bedroom unit. An interior hallway serves as the main artery for the apartment's multiple rooms. The front living room is sunny and spacious with the same footprint and windows as the floor below. It also has a deep walk-in closet. The kitchen is a separate alcove off the hallway and features full-size appliances as well as a skylight. There is a large closet opposite the kitchen that can serve as a pantry or other storage. A private bedroom with another walk-in closet is tucked away in the rear, and a commodious bathroom completes the fourth floor.



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ESTIMATED EXPENSES

Real Estate Taxes (2023)	\$17,776
Insurance	\$3,800
Gas & Electric	\$5,500
Water & Sewer	\$1,200
Total	\$28,276

ADDITIONAL INFORMATION

Year Built	1899 est.
Zoning	R7-2
FAR	2.13
Maximum Allowable FAR	3.44
Tax Class	2A
Approximate Square Footage:	2,750 est.

Price: \$ 3,750,000

Contact:

The Vandenberg Team

Inquiries@TownhouseExperts.com

(212)769-9600

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133 Manhattan Avenue

Approx. 2,750 Interior Sq. Ft.
Approx. 816 Exterior Sq. Ft.



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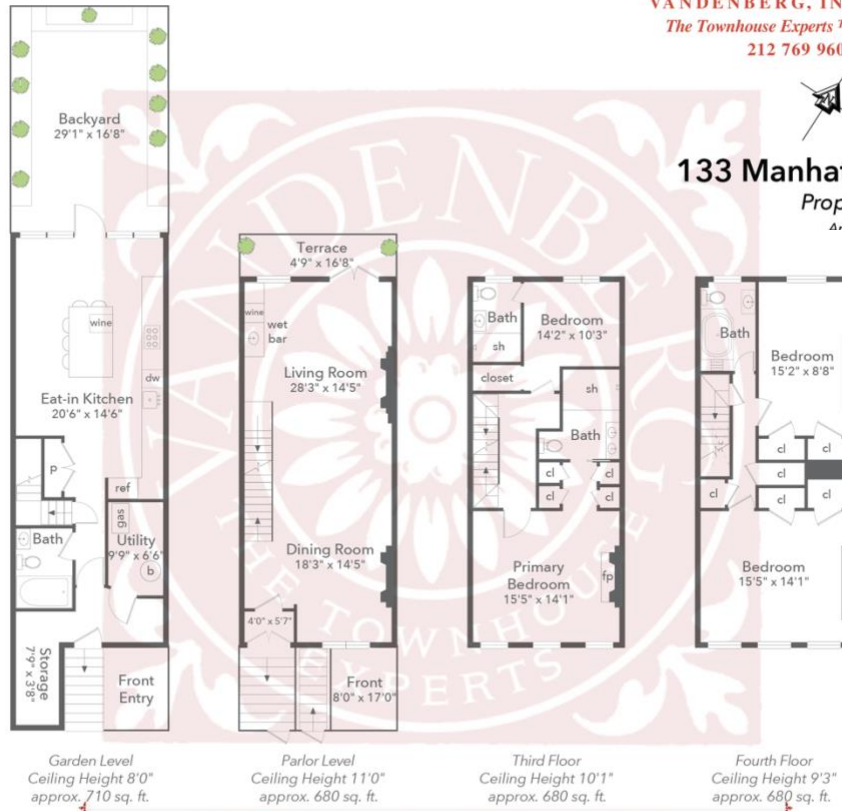
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Proposed Floor Plans
Approx. 2,750 Interior Sq. Ft.



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