



Ariel marketing restored pre-Civil War mansion at 436 West 20th Street

April 14, 2015 - Front Section

A painstakingly restored pre-Civil War mansion at 436 West 20th St. that combines the history of old New York with 21st Century luxury is on the market, exclusive agent Ariel Property Advisors has announced.

Built in 1835, the 24.75-foot-wide, 10,000 s/f Greek Revival style townhouse features five elegant income-producing, floor-through apartments that showcase the building's original pilasters, ceiling medallions, 13 wood-burning fireplaces, original wide-planked wood floors, detailed hallways, grand staircase, and expansive living areas.

"This property offers upside in the luxury rental market, while also offering a unique conversion opportunity," said Victor Sozio, vice president of Ariel Property Advisors, who is marketing the building with Shimon Shkury, Jesse Deutch, Howard Raber, and Randy Modell. "With current condominium sellouts for similar two-bedroom, two plus bathroom units approaching \$3,000 per s/f, and West Chelsea single family townhouses falling within the same range, buyers have a significant opportunity to purchase a rare West Chelsea mansion with a unique blend of significant income-producing and owner-user capabilities."

Sozio said that developer Michael Daniel and his business partner bought the property in 2008 and launched a two-year, museum-quality renovation that restored the landmarked townhouse to its original grandeur and added modern conveniences.

Each apartment includes wood burning fire places, high ceilings, detailed original crown moldings, an abundance of storage and closet space, Bosch Washers and Dryers, sound proofed rooms, a large open living room, and exquisite bedrooms. The kitchens in the apartments feature state-of-the-art Viking Stoves and Wine Coolers, Liebherr Refrigerators, and also boast a center island eat-in kitchen and preparation stations. Four of the apartments are 1,800 square feet, while the apartment on the second floor is 1,700 square feet.

The garden apartment features a private entrance, three bathrooms, a wider floor plate, and a substantial private rear yard, while the penthouse unit has a private elevator and features 18-foot-high ceilings, alluring skylights, a mezzanine sleeping area comprised of two bedrooms, access to a rooftop garden area with views of the Skyline and Hudson River, and a substantial private deck perfect for barbequing and entertaining guests.

A wealthy merchant purchased the land for 436 West 20th St. from Clemente Clarke Moore, credited as the author of 'Twas the Night Before Christmas, who divided this section of his family's Chelsea estate into lots in 1834 as the rapidly growing city pushed northward.

Actress Frances Gaar purchased the house in 1962 and rented apartments in her townhouse to artists including the actress Glenn Close. The building has continued attract celebrity tenants in recent years with Courtney Love among those calling 436 West 20th St. home.

Located in the Chelsea Historic District between 9th and 10th Avenues, the brick and marble townhouse is on the same block as the architecturally renowned Cushman Row and the apartment where Jack Kerouac wrote *On the Road* in 1951. It overlooks the leafy campus of the General Theological Seminary of the Episcopal Church and is a short walk to the entrance the High Line, the Hudson River, and transportation.

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