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Finishing Touches for \$13.65 million Townhouse? Graffiti



(CORE, Ian Reid)

Looking to buy a \$13.65 million townhouse? You might think that a wall recently covered in graffiti is a deal breaker.

But to tout the gut renovation of 233 W. 20th St. in Chelsea, CORE and HSBC threw a party and invited graffiti artist Malt to spray-paint away. The group also borrowed works from nearby Lyons Wier Gallery to create a popup gallery vibe while guests milled about and checked out the spiffed-up digs. And when we say gut renovation, we mean it. Developer Dan Kingsford bought the 2.5-story townhouse that was constructed in the 1820s and chopped off the half story – while adding much more. The result is a six-story single-family home plus a garden level and outdoor entertaining space that preserves the original façade of the structure.

There's nearly 7,000 square feet here with an elevator connecting it all. An interesting perk – there's a bathroom – sometimes two – on every level. There's two kitchens, which allow owners to decide if they want to entertain on the garden level and take advantage of that space, or on the fifth floor, and have guests go upstairs to a solarium and terraces. One of the terraces faces an NYPD station house, which can be extremely convenient – or inconvenient – depending on your plans for the evening.

While we were here, agent Tom Postilio was giving an interview to HGTV's "Selling New York," who documented the renovation process, in front of a not-too-shabby view of Chelsea rooftops and the Empire State Building.



