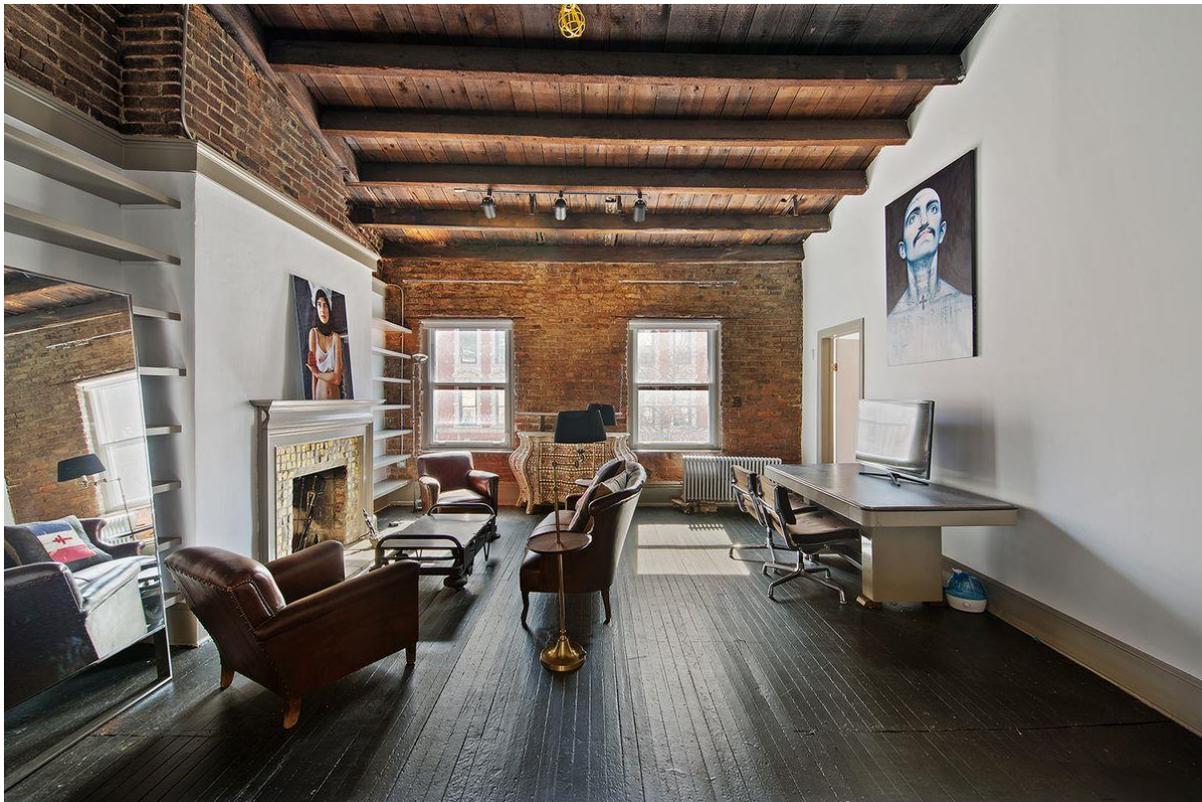




February 14, 2018

## **In Alphabet City, a turn-of-the-century townhouse wants \$6.75M**

*The home dates back to 1899*



*Photos courtesy Core*

At one point, the townhouse at 243 East 7th Street in Alphabet City was going to be a swanky new development, with an ultra-contemporary two-family home proposed to replace the property's circa-1899 building.

But plans change: The redevelopment never moved forward, and now, the home is up for sale—it's listed with Core's Patrick Lilly, and it's asking \$6.75 million. The listing notes that the townhouse is currently being used as a single-family home, but could also be a "great option for development, [or] live/work residence," if you so choose. Though it currently spans 3,325 square feet, the usable FAR is 9,524 square feet.

Much of the home is a blank slate—the kitchen, bedrooms, and some of the common spaces have been updated, though in a way that’s totally unobtrusive. But some of the building’s original details remain, including a beamed wooden ceiling and exposed brick.







Other nifty details include built-in bookshelves, three fireplaces, and the stained-glass panels on the front door, which may not be original, but are pretty nevertheless. The home also comes with a roof deck and a large backyard.





The house is situated on East 7th Street between Avenues C and D—a highly coveted neighborhood, though not exactly close to transit. But the price is in line with other houses for sale in the East Village right now (of which there aren't too many, but they're all within the \$6 to \$8 million range, if not higher).

243 East 7th Street  
Townhouse



Garden Level



Parlor Floor



Third Floor



Fourth Floor



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