

# AUCTION

Thursday, November 11

Appraised at \$10,000,000  
Minimum Bid \$7,495,000

## MULTI-FAMILY TOWNHOUSE

112 East 10<sup>th</sup> Street · New York, NY



### PARAMOUNT REALTY USA

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### COMPASS

Listing Agents  
Trish Goff · Janyl Harrison



## PROVENANCE

**Introducing one of the most iconic townhouses on East 10th Street in coveted Renwick Triangle.**

The townhouse was built by famed architect James Renwick, one of the most influential of his time. Renwick designed countless prominent landmarks, such as Saint Patrick's Cathedral, nearby Grace Church, The Smithsonian Institution Building, and many others. Originally built in 1861, the townhouse at 112 East 10th Street was reimagined into artist ateliers in the 1920s, presenting this house with glorious loft-style hung casement windows and a fabulous skylight on the top floor. Combined with a unique notched interior wall, angled with windows, the natural light throughout is exceptional and rare for such a townhome.



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## PROPERTY HIGHLIGHTS

Located in coveted Renwick Triangle within The St. Mark's Historic District, the townhouse is nestled along one of the most beautiful tree-lined streets in the East Village, with Cooper Union, Greenwich Village, Union Square and NoHo at your doorstep. The home is ideally situated with superb dining, shopping and entertainment nearby.

The house, sitting at 18 × 54 feet, spans approximately 5,800 square feet and is currently configured as four units, featuring one magnificent owner's triplex on the upper floors and three floor-through one-bedroom apartments below. All will be delivered vacant with the exception of the garden level, allowing a purchaser to create a fabulous five-story home on one of the most desirable streets in the East Village.

### BUILDING

<b>Appraised Value</b>	\$10,000,000
<b>Auction Minimum Bid</b>	\$7,495,000
<b>Stories</b>	5 plus garden unit
<b>Size</b>	Approx. 5,800 sq. ft.
<b>Rooms</b>	12
<b>Bedrooms</b>	7
<b>Bathrooms</b>	5.5
<b>Lot Dimensions</b>	18' × 64.08'
<b>Tax Class</b>	2A
<b>Taxes</b>	\$23,862
<b>Features</b>	<ul style="list-style-type: none"><li>· High ceilings</li><li>· Working fireplaces</li><li>· South facing garden</li><li>· Potential private roof deck, with existing electric and water</li><li>· Large double hung windows</li><li>· Recently restored brick/limestone façade</li></ul>








## PENTHOUSE TRIPLEX

(2,538+/- sq. ft., 7 rooms, 3 bedrooms, 2.5 bath)



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## PENTHOUSE TRIPLEX

Enter onto the middle floor of the penthouse triplex where you will find the kitchen in the rear looking out onto a European-style view of the gardens and surrounding building rooftops. In the front, the dining area bathes in light from oversized windows. This level is equipped with a powder room off the entrance. The custom steel and wooden internal staircase in the penthouse leads you to the lower and upper levels. On the top floor, enjoy the breathtaking scale and elegance in the living room of the atelier-style windows and skylight, wood burning fireplace and a soaring 17-foot ceiling height. The rear of this floor has a generous bedroom and windowed full bathroom, as well as a lovely office/den area that connects the two. On the lower level, you will find the garden-facing master suite, full bathroom with window, and an additional bedroom facing East 10th Street that can be used as a dressing room or sitting room for the master. The triplex underwent extensive renovation in 2006 and further updating since.











## SECOND FLOOR

(846 +/- sq. ft., 3 rooms,  
1 bedroom, 1 bath)

Featuring 10.5 foot ceilings, the second floor is a generous one bedroom apartment that has been fully renovated to include new wood floors, central AC, double-paned windows and washer/dryer. The large living room receives lovely natural light and tree lined streetscape views through the large casement windows and has an original decorative marble fireplace. The windowed kitchen is outfitted with stainless steel appliances, dishwasher and an abundance of storage. The garden-facing king-sized bedroom has a walk-in closet and bathroom, which features a walk-in windowed shower, new tiling and fixtures throughout.



## PARLOR

(846+/- sq. ft., 3 rooms,  
1 bedroom, 1 bath)

The parlor floor features 10-foot ceilings with hardwood floors throughout. The living room looks onto lovely East 10th Street through the large casement-style windows. The windowed eat-in kitchen has stainless steel countertops and appliances, and a butcher block island that accommodates seating. A windowed bathroom with bathtub, large windowed walk-in closet and rear garden-facing king-sized bedroom with bay style windows complete the space.



## GARDEN

(846+/- sq. ft., 3 rooms, 1 bedroom, 1 bath))

A separate entrance under the stoop provides independent access to a garden-level apartment, which is a full floor one bedroom and has a private 180 sq. ft. courtyard in the back. The living room faces onto East 10th Street with a center kitchen and rear bedroom. This apartment is not renovated and will be delivered subject to existing tenancy (rent-stabilized).



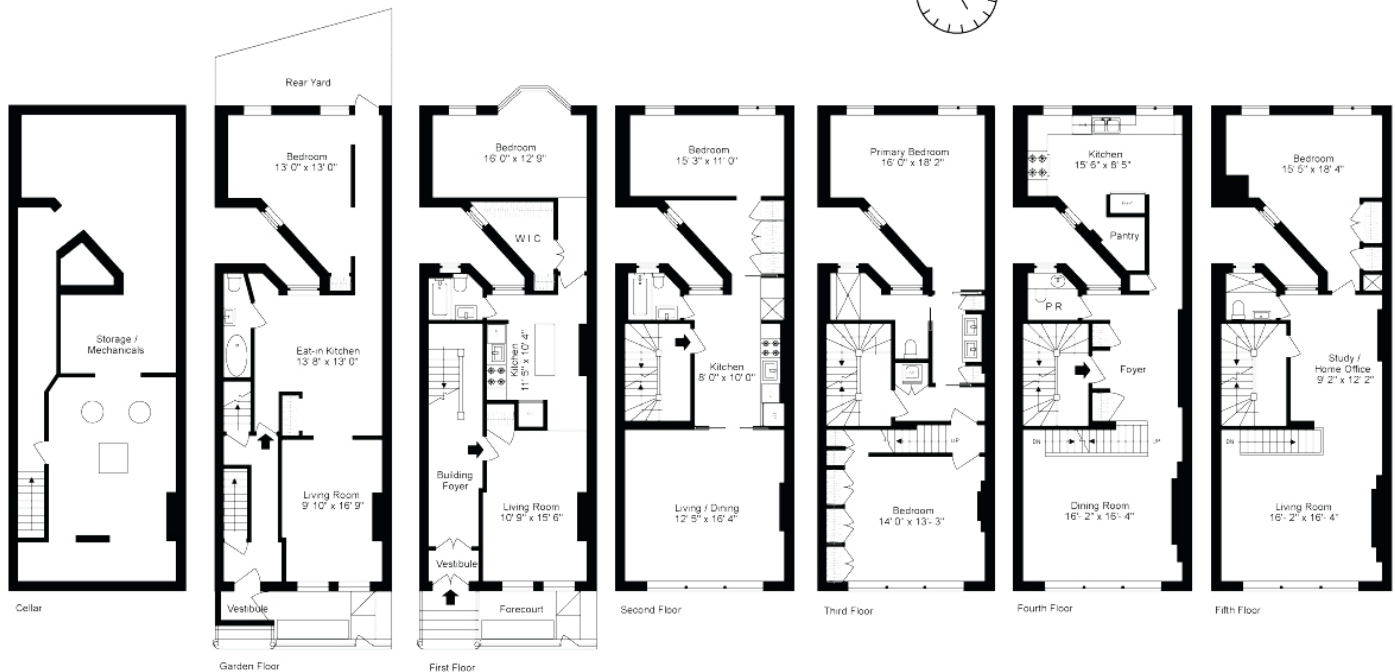
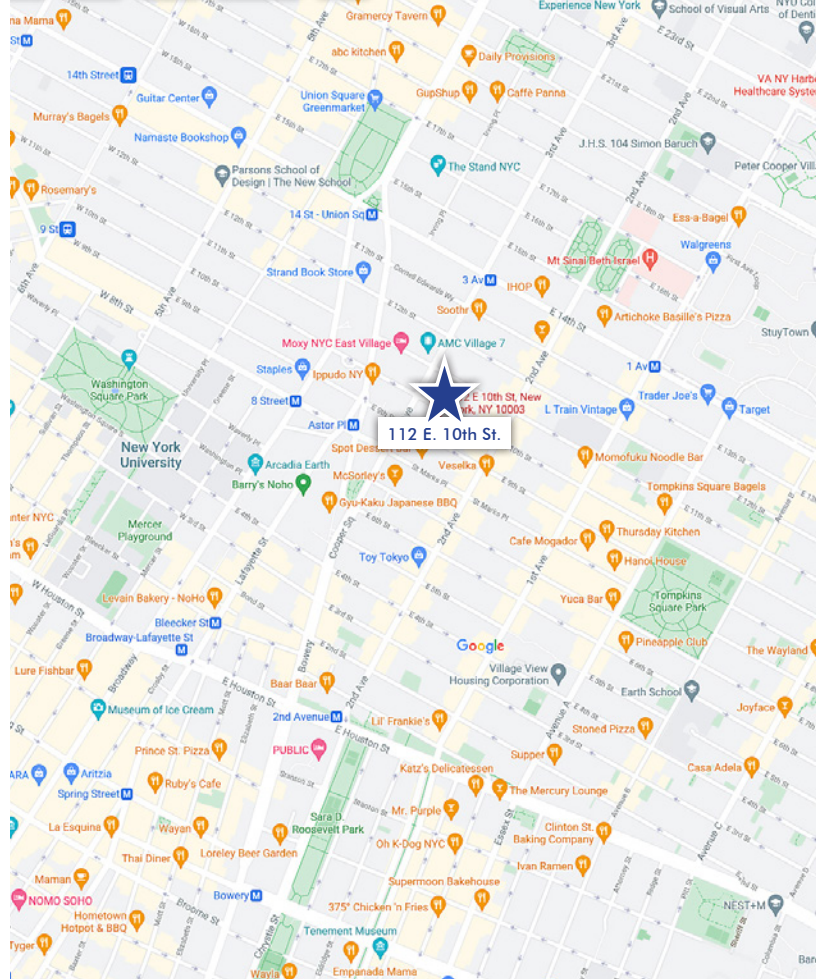
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# HOW TO PARTICIPATE

- 1. TOUR the property:** By appointment only on October 3 from 12-1:30pm, October 17 from 12-1:30pm, or October 27 from 5-7pm. Please email [info@prusa.com](mailto:info@prusa.com) to arrange.
- 2. REVIEW Due Diligence Information** [HERE](#) or visit [prusa.com](http://prusa.com).
- 3. BID by bid deadline of Thursday, November 11 at 4pm EST.** You must submit a written bid along with 10% deposit by the bid deadline. See Due Diligence Information for complete instructions.

*Buyer's Premium 3%. Subject to prior sale. Submit bid at any time. Broker participation invited.*



The listing broker for the property is Trish Goff (license number 10301212684) of COMPASS (license number 10991234641), 110 Fifth Ave, 3rd floor, New York, NY 10011 ("Listing Broker"). PRUSA LLC d/b/a Paramount Realty USA ("PRUSA") is a co-exclusive agent and marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or cancelled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction. Any Starting Bid or Minimum Bid indicated herein is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price. Furniture and other personality is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.







# PROPERTY AUCTIONS

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