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SEVEN-STORY MANHATTAN TOWNHOUSE HITS MARKET FOR \$20M

THE CHELSEA NEW BUILD COMES WITH A SKY-LIT IN-GROUND POOL

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The swimming pool is nearly impossible to replicate due to the width required.
PHOTO: BROWN HARRIS STEVENS

The 20-foot wide and 20.5-foot deep in-ground pool complete with a deck, on the lower level, "is nearly impossible to replicate due to the width required," according to the listing.

The garden level features a state-of-the-art kitchen, with a wall of floor-to-ceiling glass leading out to the garden. A spacious living room and dining room occupy the second floor, which are enhanced with high ceilings, floor-to-ceiling slabs of ocean silver travertine and a gas fireplace.

The entire third level is the master suite. The bedroom has a marble gas fireplace and a balcony. The windowed dressing room measures over 160 square feet and can be customized. The master bathroom features Dolomite marble floors and walls, a deep soaking tub and a two-person shower.

The fourth and fifth floors have four bedrooms with en-suite bathrooms. The sixth floor, which can be used for other purposes, such as a gym or a lounge, is currently set up as a playroom in the front and a wet bar in the back, which opens to a terrace.

The fully decked roof deck has a grill and ample space for entertaining guests. An elevator services all the floors in addition to winding stairs.

The townhouse market, in line with overall Manhattan luxury market, has been picking up activity in September. From Sept. 2 to 15, there were 15 new townhouses being listed on the market, with six of them asking over \$10 million, according to Manhattan townhouse specialist Leslie J. Garfield.



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A 26-foot-wide townhouse in Manhattan's Chelsea neighborhood boasting 14 rooms, an in-ground pool and a roof deck, has hit the market for \$19.995 million.

The newly constructed townhouse, located on West 18th Street and right across from the Walker Tower, a 1929 Art Deco luxury condo home to a number of Hollywood A-listers, is built on the site of a townhouse dating to 1901.

The developer, AC 253w18 Company LLC, procured the site for \$7 million in 2014, property records show.

Now reconstructed as a single-family residence, the seven-story townhouse has 8,300 square feet of living space, including five bedrooms, seven full bathrooms and two powder rooms, a playroom and ample multiple-purpose spaces, according to the listing posted last week with Rachel Glazer and Douglas Bellito of Brown Harris Stevens.

"Being able to build a home from the ground up is extremely unusual in Manhattan and allowed for a unique design with floor-to-ceiling windows, four outdoor spaces and custom designed pool," Ms. Glazer said.