

Olshan Realty Inc.

July 9, 2017

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Type: COOP	Price: \$5,500,000	Attended Lobby: No	Nghbd: Soho
Rooms: 7	Retax: \$0	Flip Tax: None.	Condition: Mint
Beds: 3	Maint/CC: \$4,500		
Baths: 3.5	Tax Deduct: 0%		
Approx Sq Ft: 3,000	Finance Allowed: 75%		

Originally built in 1892, 284 Lafayette Street is a six-story, twenty-unit authentic loft conversion perfectly situated in the northern pocket of Soho and Nolita. Spanning approximately 3,000 square feet, loft 4D has recently undergone a top to bottom renovation and offers 65 feet of west facing frontage through ten large windows overlooking Crosby Street.

Enter this stunning residence through a crisply designed foyer cleverly integrating a large coat closet and a powder room. Beyond the entry foyer is a dramatic 32' x 40' great room with 10.5-foot ceilings, discreetly exposed wood beams, handsomely painted gun metal columns and impressive volume ideal for entertaining. The open island kitchen is oversized, expertly equipped and perfectly anchors the loft's great room. From the custom millwork to the honed marble, all features are luxurious yet understated. Additional features of the kitchen include a 10' x 5' center island, vented hood and under-counter Sub-Zero wine refrigerator.

The master bedroom is accessed through impressively crafted, large pocket doors. The immaculate five-fixture master bathroom has concrete skimmed walls, a stainless steel and corian double vanity, soaking tub, walk-in shower and radiant heat floors. There is also a walk-in closet, an additional wall of closets, a sitting area and custom lighting throughout.

The second bedroom is situated on the north side of the loft and outfitted with an en-suite bath and walk-in closet. Two additional rooms flank a Jack and Jill bathroom which can also be utilized as a den, media room or guest suite. Additional features of this unique home include a full laundry room with side-by-side washer/vented dryer and utility sink; a concealed home office with custom shelving; a Nest thermostat to control the loft's central air conditioning; ten new energy efficient windows; three additional closets; and updated plumbing, mechanical, HVAC and electrical systems which were all newly replaced during architect West Chin's gut renovation. If you are looking for a thoughtfully designed, turnkey loft in arguably the best neighborhood in the world, this is it.

284 Lafayette Street is a pet friendly, keyed-elevator cooperative with smart phone compatible video security, dedicated superintendent and solid financials.

