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**157 SPRING STREET
2nd Floor
New York, NY, 10012**



FULL FLOOR-SOHO LOFT - N/E CORNER SPRING & WEST BDWY

2 BEDROOMS (convert 3)

Keyed ELEVATOR

2 FULL BATHS

VIDEO SURVEILLANCE SYSTEM

Offered at

\$3,750,000

Maintenance

\$2,900/Mo.

157springstreet.com



"Overlooking the Crossroads Corner of Soho"

6 Story Land-marked Loft Building built in 1901 and converted to Coop in 1977 consisting of 3 full floor residential units and a 5th/6th floor Duplex, 2 retail units occupy the ground floor. Located on the Northeast Corner of Spring Street and West Broadway,

This full floor loft features three 8-foot-tall windows facing South with views East and West across Spring Street and South down to the Freedom Tower and Six 8-foot-tall windows facing West across West Broadway with views across Spring Street towards 6th Avenue and North/South views of double wide West Broadway with expansive open skies.

This 2nd floor unit offers a Sun-Drenched Great Room with 6 windows, 11-foot Ceilings, Original Brickwork, an "Office Nook", open Dining Room, and Recessed Lighting.

The Pass-Thru Kitchen features Custom Cabinetry with excess storage and 2 double Lazy Susan sections, New Appliances, 20+ linear feet of Granite Counter workspace, Double Stainless Sink w/Garbage Disposal, Overhead Storage and Recessed Lighting.

The Master Bedroom has 2 windows overlooking West Broadway, a Master Bath with Stall Shower, Rain Head with Hand Wand, separate Commode, in-wall supplemental Electric Heat and a "back door" leading to a side entrance onto West Broadway.

The oversized Second Bathroom features a Jacuzzi Tub/Shower, His & Her Sinks, large Linen Closet and in-wall supplemental Electric Heat.

A separate Utility Room with Hot Water Heater and Washer/Dryer, vented to the outside and additional storage. The building features a Private Keyed Elevator, Video/Audio Surveillance System, and is fully sprinklered, all units are Owner Occupied.

ICONIC SOHO - AT YOUR FEET

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