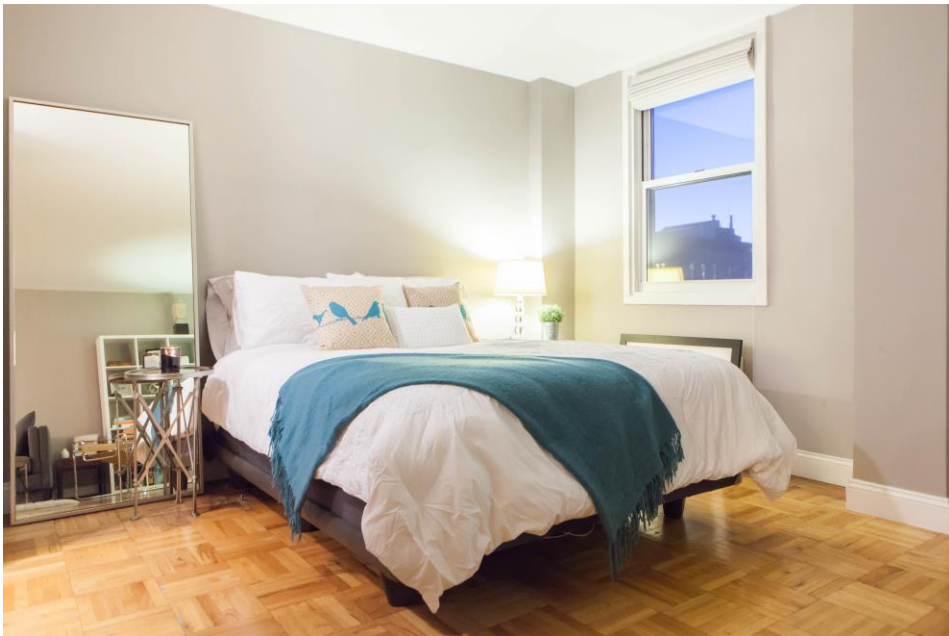


# 61 Jane Street #9P

WEST VILLAGE



# 61 Jane Street #9P | Co-Op | West Village



Welcome home to stunning Western views of the Hudson River, over charming townhouses harkening to the past, and via the New Whitney & Standard Hotel, iconic new structures that point to the future.

You are ideally located in one of the most coveted spots of NYC, the West Village and on Jane Street, one of its most charming cobble stone streets. Perched high in the Cezanne, a mid-century luxury high-rise, Residence 9P is a beautiful Junior-One/Convertible One Bedroom home, with approximately 700 square feet in excellent condition. Well maintained and updated over the years, this home is light & bright nearly every day of the year with southwestern open exposure, that not only affords the aforementioned views but magnificent sunsets.

As you enter the apartment, you immediately feel how spacious the home is, with 40 feet from the entry to the windows with that view. The Living Room is over 32 feet long, with ample space for a large dining table, lounge area and even home office. The bedroom area is comfortably sized for a queen or king bed, and features two closets. The current owner has opted to maintain an open feel in the home with an open shelf wall separating it from the living room. Many possibilities exist for creating a conventional, separate and spacious bedroom. There is a custom built-, updated modern white kitchen with ample storage, butcher block counters and stainless steel appliances. The bathroom, like the block the home is on, is quintessential New York City, modern and traditional with white subway on the walls and marble mosaic tile floors.

The Cezanne is a 19-floor mid-century cooperative built in 1967 with 261 units, and below average monthly maintenance rates. The building has a 24-hour attended lobby, laundry room, storage, bike room, parking garage and live-in Super. Its crown jewel is the perfectly landscaped roof-deck with stunning 360-degree views over the waters of the Hudson River and of the iconic New York City skyline. This view is among the best in NYC, spanning from the Empire State Building and other midtown landmarks, all the way to the Statue of Liberty and Freedom Tower.

And also among the best in the city features is the location, nestled in the heart of the West Village, just blocks from the Meatpacking district and multiple subway lines. With something for whatever mood you are in, there are within a few blocks dozens of fabulous restaurants, boutiques and nightlife choices, as well as the New Whitney and other cultural institutions, and beautiful parks including the Highline and the Hudson River Park.

**Asking: \$1,149,500**  
**Maintenance: \$1,170 (50% Deductible)**  
**Junior-One/Convertible One Bedroom, One Bath**  
**700 Ft<sup>2</sup> (aprx)**

**BUILDING FEATURES:** Post-war | Doorman | Live-In Super | Elevator  
Roof-Dek | Pet Friendly | Laundry Room | Gym | Bike Room  
Pied-a-terre, Co-purchase, Gifting & 80% Financing Allowed | Sublets  
with Approval



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