

## 131 E 94th St

Single Family Townhouse | Block & Lot 1523-0111 | Carnegie Hill



In the heart of historic Carnegie Hill just off Park Avenue, this lovely 4-story townhouse is centered in a row of nine Neo-Grec brownstones, built in 1878-79 by the architect F.S. Barus. The entrance on the ground floor leads to an eat-in "country" kitchen with fireplace, and French doors which open on to a walled garden. The property is surrounded by similar townhouses and gardens, creating a peaceful oasis for dining and relaxing. The stairs lead up to the magnificent Parlor Floor with a center hall situated elegantly between a light, airy living room and a warm, paneled library. Offering superb flow for entertaining and living, this floor has tall, elegant windows with shutters, soaring 11' ceilings, hardwood floors, and period fireplaces. The library overlooks 94th Street, and the living room enjoys lovely views over neighboring townhouses and their gardens. The third and fourth floors contain four full-sized bedrooms, three fireplaces, three bathrooms, and a photographic "dark" room (allowing space for an enlarged bathroom or laundry room). The house has been occupied and cared for by the same family for over 40 years, and any renovations took place in the 1980s. Carnegie Hill, a well-loved residential neighborhood on the Upper East Side, is known for its close proximity to Museum Mile, Central Park, great restaurants, boutique shops, and popular schools.

### FEATURES

- Wood-burning fireplace

**\$4,650,000** (Approx. \$1,550 /Sq.Ft.)

\$26,226 Annual RE Taxes

- 1 Unit
- 4 Floors
- 8 Rooms
- 3.5 Baths

Lot Dimensions: 16.67x100'  
Building Dimensions: 16.67x48'  
Bldg Sq. Footage: 3,000  
Zoning: R8B



**Garden Floor:** The garden floor includes a small dining room, powder room, walk-through pantry with w/d, and an eat-in "country" kitchen with fireplace, which opens onto a walled garden.

**Parlor Floor:** The parlor floor has soaring ceilings with a foyer centered elegantly between a panelled library overlooking 94th St, and a light airy living room with views of neighboring townhouses and gardens. Both rooms have fireplaces.

**Third Floor:** On the third floor are two full bedrooms, including the master with bathroom, and a walk-in closet. Both bedrooms have fireplaces.

**Fourth Floor:** At the top of the house there are two full bedrooms, one with a fireplace, two bathrooms, and a photography dark room.

**Basement:** The basement is unfinished and has a lower ceiling.

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