



## 30 West 85th Street

Single Family Townhouse | Block & Lot 01198-0044 | Upper West Side

**\$15,000,000** (Approx. \$1,909/Sq.Ft.)

1 Unit  
7 Floors  
12 Rooms  
7 Bedrooms  
7.5 Baths  
Lot Size: 21' X 102'  
Building Dimensions:  
21' X 70'  
Interior Sq.ft: 7,856  
Exterior Sq.ft: 2,014

Built in the late 1880's by local New York architect C. Steinmetz, 30 West 85th Street is a beautiful 21 ft wide Triple Mint Renovated Neo-Grecian style brownstone with Queen Anne Elements offering over 9,800 Sq Ft on 6 floors. This substantial home has been exquisitely restored as evidenced by the extensive level of contemporary comforts and the classic accents throughout. The magnificent home features a large elevator servicing all levels of the property including the fully finished basement and roof terrace. Multiple outdoor areas create a sense of light and space throughout crowned by a planted roof deck with Jacuzzi. There is a large three story rear extension that has been brilliantly incorporated into the original structure. With its proximity to Central Park half a block away and the grand scale seldom found in a New York City home, this house offers one the quintessential opportunity of city living.

### PROPERTY FEATURES:

Elevator Access on Every Floor | Multi Zone Central AC  
Radiant Heat Flooring Throughout | Central Vacuum System

### PROPERTY EXPENSES:

Current RE Taxes: \$112,064  
Con Edison: \$1,000 per month  
Water/Sewer: \$125 per month  
Exterminator: \$30 per month  
Gardener: \$300 per month (April-October)  
Arrow Elevator: \$250 per month (Contracted)

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### GARDEN LEVEL

Separate front entrance, private guest bedroom with en-suite bath, living room, kitchen, and powder room. The informal living room with custom built-ins leads into the open chef's kitchen, fully equipped with an 8 burner restaurant grade Viking Stove, Miele dishwasher, and Sub Zero Refrigerator. The rich brown herringbone wood floors create a striking contrast to the custom white cabinetry and marble countertops. A pair of French doors leads out onto the almost 600 sqft. private rear garden.

### PARLOR FLOOR

The grand salon boasts over 11 ft ceilings, herringbone wood floors, a gas fireplace, and custom millwork. The rich deep colors and striking architectural details are complimented by the finest of natural wood and stone. A double arched entry leads into the formal dining room featuring a stunning all white coffered ceiling. A rear terrace overlooks the garden and a fully equipped butler's pantry complete with dumbwaiter and rear stairwell lead directly to the kitchen below.

### THIRD FLOOR

Reminiscent of an 18th Century English manor home, the solid cherry wood paneled library features custom built-ins and gas fireplace. The master bedroom enjoys bright southern exposure, a gas fireplace, and a Juliette balcony overlooking the rear garden. Two en-suite baths, each with their own spa like features—one enjoys a Jacuzzi tub and the other boasts a steam shower with a rainforest style showerhead and an additional 7 head shower panel. A hallway/dressing area provides ample storage space with four custom closets

### FOURTH FLOOR

Two almost equally sized bedrooms each with 10 ft ceilings, custom closets/dressing area, and well appointed en-suite baths. The south facing bedroom enjoys a private outdoor patio with ornate wrought-iron railings overlooking the garden below.

### FIFTH FLOOR

Two south facing guest bedrooms, a full bath, and a loft like great room boasting 10 ft ceilings. Other features include a wood mantled gas fireplace and custom movable wall panels that conceal a refrigerator. Above the staircase leading to the roof top terrace is an oversized skylight which fills the space with natural light.

### ROOF DECK

The roof top terrace comes complete with a 10 person hot tub surrounded by a custom built sun deck. 10ft tall plants surround the deck and the additional stone patio providing privacy for entertaining without obstructing the city views.

### CELLAR

Finished basement is currently used as a gym. A southeast storage room is vented for separate temperature control perfect for a wine cellar. There is a laundry area with Bosch washer/dryer and multiple closets for storage.