

121 E 69th St

Multi-Family Townhouse · Block & Lot 1404-110 · Upper East Side



Elegant 20' charmer. Dramatic curved staircase thruout. Doctor's office with a separate entrance from the street uses most of the ground floor. Listed now as a 2 unit building. Lower duplex has the separate doctors office which has been used in conjunction with the duplex. Built full on the lot, with a partial rear cut out for outdoor space on the second floor which is the lower level of the main duplex. There is also a lovely outdoor space on the fourth level of the house. This spacious house has an elevator and lots of original detail. It is in excellent condition. Easily converted to a 5 BR + quadraplex by opening a single door. The existing glorious sweeping grand stair extends right up to the top floor. CAN BE DELIVERED VACANT.

\$14,995,000

\$67,365 Annual RE Taxes

- 2 Units
- 5 Floors
- 11 Rooms
- 6 Baths

Lot Dimensions: 20X100
Building Dimensions: 20X85 IRR
Zoning: R8-B



Dr's office (Ground floor): Currently 7 rooms. Current owner who lives in the lower duplex also uses an office and an examining room in this office. Total space consists of 6 examining rooms, a reception area & elongated reception desk, common corridor and 2 rest rooms.

Lower Duplex (Parlor Floor): High ceilings, grand detail. Front: elegant LR w wbf and floor to ceiling windows; Huge stair landing w built in storage and bookcases; rear: Grand dining room w wbf. Long passageway to kitchen has a terrace off of it and includes a washer & dryer. Large windowed gourmet kitchen in rear with 3 exposures and flooded w sun. powder room.

Third floor. (upper part of lower duplex): Front: bedroom or library and full bath; Rear: Master bedroom w. wbf and bath. Dressing room, washer/dryer.

Fourth floor:(lower part of upper duplex: Consists of a large LR w/ wbf; wet bar, W/D, kitchen; formal dining room, bathroom, office or mds room and large terrace 12.6'X19.3'

Fifth floor (upper part of upper duplex): 2 bedrooms, 2 bathrooms lots of closet space and skylights.

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