

# 245 E 52nd St

Multi-Family Townhouse | Block & Lot 1326-118 | Midtown East



**\$5,450,000** (Approx. \$908 /Sq.Ft.)

\$47,000 Annual RE Taxes

- 2 Units
- 6 Floors
- 12 Rooms
- 2.5 Baths

Lot Dimensions: 15' X 100'  
 Building Dimensions: 15' X 66'  
 Bldg Sq. Footage: 6,000  
 Zoning: R8-B



This recently renovated two family townhouse is located on a quiet, tree lined, street in lovely Turtle Bay. The six story property boasts a new full speed keyed elevator and is currently divided into two separate triplex residences. The triplex's have access on every floor directly from the elevator or from the private interior staircases. Each spacious triplex contains 4 Bedrooms and 2.5 Baths. The rooms in each triplex are generously sized, and each apartment enjoys abundant sunlight. The building has central A/C with all systems metered and divided between the two units. Crown moldings and custom woodworking are throughout. The ground floor apartment has access to a large and sunny garden, while the upper apartment enjoys access to a roof deck featuring 360 degree views. This property has many options, and has generated strong income. The property boasts all new mechanicals and new HVAC on every floor.

## FEATURES

- Garden
- Courtyard
- Roof deck

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**First Floor:** One Large rear facing Bedroom with oversized closet along with a small bedroom/office with closet and a full bath. The bathroom is renovated in travertine bone tile and ceramic inlays. The garden can be accessed by the rear bedroom. The washer and dryer for this triplex is also on this floor.

**Second Floor - Parlor:** The Chef's kitchen is located on the garden level. The Kitchen features slate floors, sand stone granite counters, double under mount sink, stainless Bosch appliances, mahogany cabinetry and crown molding. The center island is a key focus with an additional stainless sink. The expansive living room boasts French doors and has Southern exposure a half bath and gas fireplace. Hardwood maple plank floors with oak border inlays throughout. Crown moldings, ceiling medallions, and wainscoting find

**Third Floor:** Hardwood floors throughout with two expansive bedrooms and oversized closets. There is a shared bath completed with travertine bone tile. The pedestal sink, Jacuzzi and separate stall shower are accessible from the hallway. This floor is flooded with light.

**Fourth Floor:** Hardwood floors throughout with two expansive bedrooms and oversized closets. There is a shared bath with classic marble and tile. The pedestal sink, Jacuzzi and separate stall shower are accessible from the hallway. The washer and dryer are also on this floor.

**Fifth Floor:** Hardwood floors throughout with two expansive bedrooms and oversized closets. The rear bedroom faces North and overlooks a tree lined garden. There is a shared windowed bath with classic marble and celery green tile. The pedestal sink, Jacuzzi and separate stall shower are accessible from the hallway.

**Sixth Floor - Parlor:** The chef's kitchen features granite floors, black granite counters, double under mount sink, stainless Bosch appliances and crown molding throughout. The oversized center island is the focus with an additional stainless sink. The expansive living room has Southern exposure with a bow window and gas fireplace. Hardwood maple plank floors with oak border inlays throughout. Crown moldings, ceiling medallions, and wainscoting finish this grand parlor floor.