

64 W 87th St

Multi-Family Townhouse : Block & Lot 1200-0061 : Upper West Side



Bring your architect and make this park block Clarence True original the home you always dreamed of. Offering a spectacular limestone facade, beautiful original detail throughout, sun-flooded rooms, south-facing garden, and one of the most picturesque tree-lined townhouse blocks on the Upper Westside. The property is an original detail lover's fantasy come true. And if it is a bright house you are seeking - then this one will make you smile. Currently configured as three units - a large studio apartment with the garden, vacant owner's parlor and third floor, and top floor 2 bedroom / 2 bath duplex - the possibilities are endless and the value is here. Very serious seller.

\$3,900,000 (Approx. \$830 /Sq.Ft.)

\$16,079 Annual RE Taxes

- 3 Units
- 5 Floors
- 11 Rooms
- 5 Baths

Lot Dimensions: 17.83X100
Building Dimensions: 17.83 X 61
Bldg Sq. Footage: 4,698
Zoning: C1-9



Ground Floor: Front: Enter through original double doors into an exquisite paneled reception room that features a ribbon bordered floor, carved decorative fireplace with the original surround, stained glass window, beautiful oak wainscoting, mahogany ceiling trim, carved tin ceiling, and a spectacular staircase leading upstairs. Rear: Studio apartment with a south-facing garden. Month to month - no lease - \$1,300.

Parlor Floor: Front: Beautifully proportioned living room with three large windows (and a side window), spectacular ceiling carvings, pocket doors, and original decorative fireplace. Center: New marble half-bath. Rear: Formal dining room with painted original wainscoting and beamed ceiling, decorative fireplace with original surround, and pocket doors. Extension: New kitchen. Vacant.

Third Floor: Front: Beautiful library or bedroom with original bookcases, decorative fireplace, high ceilings, and a wall of windows. The original "dressing closet" separates the front and back rooms. Rear: Large bedroom with original decorative fireplace. Extension: New marble bath. Vacant

Fourth Floor: Two bedroom / two bath duplex: First floor of the duplex consisting of a large room in the front, a center bath, and another large room in the rear with an open kitchen.

Fifth Floor: Second floor of the duplex consisting of a bedroom with a large walk-in closet and full bath. This floor is a half floor. Rent: \$2,861 through 2/14/2020

Basement: High and dry with a gravity heating system.

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