

337 W 87th St

Single Family Townhouse · Block & Lot 1249-16 · Upper West Side

LANDMARK AND DOB APPROVED PLANS IN PLACE TO CREATE AN APPROXIMATELY 7,500 SQUARE FOOT HOME WHICH INCLUDES A FINISHED CELLAR AND A 660 SQUARE FOOT PENTHOUSE. This Historic Renaissance Revival townhouse is located on one of the most desirable streets in the heart of the Upper West Side. A significant advantage to the new owner of 337 West 87th Street are the architectural plan approvals by the Landmarks Preservation Committee and the NYC Buildings Department which are included in this home allowing the purchaser to immediately begin the process of turning this property into a magnificent 7,500 (approx) square foot Single Family home complete with an elevator. The lot is 19'x100' and the building is built 19'x70' (includes 3-story extension) allowing for a large rear garden. The projected plans to create 7,500 (approx) square foot home with a finished cellar, including 660 square foot penthouse with terrace, also will include an elevator

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\$6,900,000 (Approx. \$920 /Sq.Ft.)

- 5 Units
- 5 Floors
- 14 Rooms
- 5 Baths

Lot Dimensions: 19 X 100.6
Building Dimensions: 19 X 69
Bldg Sq. Footage: 7,500



GARDEN LEVEL: State of the art chef's kitchen with direct access to the rear garden. The front half of the garden level will be a large room with a private entrance that can be used for a multitude of purposes such as a family room, fourth bedroom, and staff quarters. Ceiling height will be 10'.

PARLOR FLOOR: Accessible by high front stoop, living room at the front and formal dining room with direct access to the rear garden. Half bath. Ceiling height will be over 11'6".

SECOND FLOOR: Master Bedroom Floor - Oversized Master Bedroom with bath and dressing area.

THIRD FLOOR: Two Bedrooms with en-suite baths, as well as a rear-facing roof terrace.

FOURTH FLOOR: Two bedrooms with en-suite baths.

FIFTH FLOOR: Penthouse addition with family sunroom with kitchen and front and rear facing roof terraces.

CELLAR: Mechanicals, as well as laundry, storage, recreational room and half bath.