

46 W 94th St

Single Family Townhouse • Block & Lot 1207-49 • Upper West Side

\$4,995,000 (Approx. \$1,541 /Sq.Ft.)

\$9,133 Annual RE Taxes

- 1 Unit
- 4 Floors
- 9 Rooms
- 3.5 Baths

Bldg Sq. Footage: 3,241



"The Street of the Flower Boxes", an award winning series of books and movie, was written in this very special townhouse and was based on the owners' experience as block newcomers. This 1896-1901 lovely lady is now for sale to a fortunate buyer for the first time in half a century. Four stories with stoop intact. Four bedrooms (possible five), three full baths and powder room. Amazing chefs' kitchen. Dining room opens onto serene and lush garden at rear of house. Original and exquisite detail and glory intact yet artfully restored and renovated. Perfect condition! Just move in and start writing your own novel. You will be charmed and inspired, too. Showings by appointment only on Wednesdays from 3:30 - 5:30 pm, and Fridays from 10 am - 1 pm. Contact Jane Beal or Rose Ann Nielsen for appointments.

Garden: Home office with separate entrance. Two large closets. Full bathroom. One powder room (hallway) Open top-of-the-line kitchen with all the bells and whistles. Dining room overlooks serene zen garden. Shed at end of 45' deep garden.

Parlour: Welcoming grand foyer with original hall mirror and ornate transom. Separate seating area with working pocket doors. Dramatic living room with 14' ceilings and beautiful wood inlay floors. Three decorative fireplaces.

2nd Floor: Master bedroom with walk-in closet & bath. Decorative fireplace. Front bedroom with bay windows.

3rd Floor: Bedroom with decorative fireplace. Large bathroom. Front bedroom transformed into elegant library/seating area.

Basement: Storage. Laundry. Large cedar closet.

Jane Beal Licensed RE Salesperson
p. (917) 701-7975 Jane.Beal@corcoran.com

Rose Ann Nielsen Licensed Associate RE Broker
p. (212) 875-2974 RAN@corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified