

## 326 W 85th St

Single Family Townhouse · Block & Lot 1246-43 · Upper West Side

"Situated on the south side of West 85th Street between West End Avenue and Riverside Drive, the distinctive four-story 326 West 85th Street House - one house in a row of six houses - was planned by the noted architect Clarence True and was constructed for speculator-builder Charles G. Judson in 1892, at a time when the blocks in the West Eighties between West End Avenue and Riverside Drive were first developed. The overall design composition of this house is part of the A-B-A-A-B-A facade pattern of the row, and the 326 West 85th Street House represents a refined example of the Italian Renaissance style adapted to the requirements of the American basement plan, popularized on the Upper West Side by the architect Clarence True. This facade is a well-conceived and finely executed design. Its spare and well-cut ornament demonstrate great respect for the inherent quality of its exterior fabric - Maynard red sandstone, light orange Roman brick, and red pantiles. Indeed, the polychromy of these materials is an essential element of the facade's design. No. 326 West 85th Street has been changed very little since 1892 and retains much of its original ironwork and decorative door hardware.\*Inside, the rich history of this single-family home is continued through the preservation of lovely original detailing, including 3 working fireplaces, inlaid wood floors, pocket doors, wood paneling and moldings.

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**\$6,450,000**

\$5,823 Annual RE Taxes

- 1 Unit
- 4 Floors
- 10 Rooms
- 4 Baths

Lot Dimensions: 16'8 X 10  
Building Dimensions: 16'8 X 53



**Parlor floor:** Up 2 steps to the main front door, one enters through a paneled wood vestibule into a classic townhouse entertaining floor. Soaring ceiling height and wonderful light from the large front windows lend a grand and gracious feeling to the front living room, and large dining room to the rear. The classic box stair and original sliding pocket doors separate these two formal spaces. Past the dining room, the kitchen is located in the unusually large extension. Cobblestone floor tiling,

**English Basement::** The second entrance to the home, the under-stoop English Basement entrance opens into a hallway with storage space. A guest bedroom with full bath has been created in the front of this lower level. A mechanical room, wine cellar, laundry room, and second full bathroom lead to a large family/media room at the rear of the floor. Sliding glass doors open into the landscaped garden.

**Third Floor::** The large room to the front of this floor is used as a study for the master bedroom.

**Fourth Floor::** Two large bedrooms on this floor share a full bathroom. The room to the front of the home features an original mantel and 2 closets.