

164 E 83rd St

Single Family Townhouse : Block & Lot 1511-44 : Upper East Side



\$9,250,000 (Approx. \$1,934 /Sq.Ft.)

\$30,782 Annual RE Taxes

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

Lot Dimensions: 16X102
Building Dimensions: 16X52
Bldg Sq. Footage: 4,782



Single family townhouse with curbed cut/GARAGE - a rarity on the Upper East Side. Designed with practicality in mind, you will find a maple floating staircase, hydraulic elevator, customized storage, radiant heated floors, elaborate lighting system and 5 skylights. A 25' bay windowed addition brings beautiful southern light and foliage to the floors. The planted garden is lush with rose bushes, hydrangeas, birch trees, and holly. The mechanicals are up to date, as is the heating and air-conditioning system. On the first floor is a bedroom, full bath, large renovated chef's kitchen, breakfast room and bright family room/dining room leading to the planted garden. The second floor has a large living room with bay window and terrace, full bath and a library/guest bedroom. The third floor has two bedrooms, laundry room, and full bath. The fourth floor has a large south facing master bedroom and north facing home office. The master bath is spacious and flooded with light from a skylight. The fifth floor has a music room and balcony. The Garage is spacious and accommodates an oversized vehicle. There is a wine cellar. The elevator ascends from the garage to the 4th floor. This well thought out townhouse is perfect for modern living.

Parlor Floor: The first floor lends itself to easy living with a large kitchen, breakfast room and family room. The kitchen is spacious with a 48" subzero refrigerator, Miele dishwasher, Gaggenau stove with grill and steamer, 2 Dacor ovens with a warming drawer and garbage disposal. The bright family room with built in music and TV system and a wall of windows, leads to the beautifully planted garden with sprinkler system, BBQ attached to natural gas lines, and storage sheds.

Second Floor: The wood burning fireplace in the dining room is stunning with handmade tiles baked with silver and bronze foil. The bright south facing living room is spacious enough for a concert piano and the wall of windows leads to a planted terrace. The north facing library/guest room is a cozy space in which to relax. The second floor full guest bath is stunning, with luminescent glass walls and glass bowl sink artistically contrasting with the heated slate floors.

Third Floor: The third floor has two bedrooms. The north facing front bedroom is charming with an exposed brick wall and large walk-in closet. The huge south facing bedroom with warm woods contrasting with cool colors, has a wall of bay windows facing the garden. The laundry room on this floor has a Miele washer and dryer, sink, refrigerator and plenty of storage.

Fourth Floor: The fourth floor is comprised of a large south facing master bedroom and north facing home office. The bedroom is grand and sleek; with stunning woodwork and customized storage, two walk-in closets and bay windows. The spacious Master bath is flooded with light from a skylight, illuminating glass block walls and doors.

Fifth Floor: The versatile fifth floor is currently being used as a sound proof music studio, but can also be used as a gym, guest room, or screening room. There is a south facing balcony. Steps lead to the roof, which can be built upon.

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Garage: The spacious heated garage is large enough to accommodate an oversized vehicle. There is a cedar closet, wine cellar, water filtration system, and lots of storage space. The elevator ascends from the garage to the 4th floor.