

226 W 71st St

Single Family Townhouse • Block & Lot 1162-45 • Upper West Side



This exceptional triple-mint renovated townhouse presents the ultimate in quality, elegance and innovation, conceived by one of Manhattan's leading designers. This 6-story home on a charming tree-lined block is showcased by its 20' width, 9,400 SF (including finished basement) and abundant outdoor space including a 30' garden, two terraces and an exceptional roof deck. This special residence includes an elevator that services 6 floors with a layout of up to 7 bedrooms, 6 full baths and 3 half baths of living quarters, and two floors of formal space plus a fully renovated basement. The exquisite full-floor master suite includes a white marble bath with grand steam shower, free-standing Agape tub and a 21-ft custom closet and dressing room. Superb natural light floods each floor through floor-to-ceiling Optima steel windows and a dramatic skylight at the peak. Originally built at the in the late 1800's, the interior of the house was gut-renovated and elegantly conceived with a modern interpretation of historic elements. Every square inch of this home has been masterfully conceived and beautifully executed with the finest finishes, innovative systems and luxurious, sustainable amenities.

FEATURES

- Garden
- Decorative fireplace

\$15,900,000 (Approx. \$1,691 /Sq.Ft.)

- 1 Unit
- 6 Floors
- 16 Rooms
- 9 Baths

Lot Dimensions: 20 X 100
Building Dimensions: 20 X 70.42
Bldg Sq. Footage: 9,400
Zoning: R8B



Basement: The cellar was completely excavated and fully finished offering a large recreation, media or great room, powder room, 480-bottle wine cellar, double laundry room with two washer and dryers, an enormous storage room, IT closet and a mechanical room.

First Floor: The primary entrance offers an elegant entry with two huge walk-in closets, radiant heat stone floor and pocket doors that lead into the receiving area. This expansive floor includes a grand Chef's eat-in kitchen with separate dining space and a powder room. The exterior to this floor is a magnificent fully landscaped 30' garden. Complete with large blue-stone paving and bamboo hedge, the outdoor patio is fully outfitted with self-irrigation, water, and gas line for grilling.

Second Floor: The second floor is the formal entertaining expanse with 11' ceilings. Beautiful light is abundant throughout with exquisite antique marble gas fireplaces in each room. The formal dining room boasts a Juliet balcony that overlooks the garden. The floor also includes a powder room and a full-service kitchenette for ease in entertaining with Sub Zero wine refrigerator, full-size Miele dishwasher, microwave and sleek Calacatta marble counters and backsplash.

Third Floor: A full floor master suite that transcends luxury and elegance with 11' ceilings and no detail or expense spared in finishes and design. The bedroom boasts an antique marble gas fireplace and floor-to-ceiling windows. A 21' custom closet and dressing room boasts olivewood built-in wardrobe and storage. The master bathroom is bathed in white marble with radiant heat floors, bay windows, Agape free-standing tub and a steam shower/sauna.

Fourth & Fifth Floors: The fourth and fifth floor each present two spacious bedrooms with en suite baths and custom-fitted closets. The fourth floor baths boast Calacatta and Giorgio Armani marble and the fifth floor baths present Blanco Dolomiti and Giorgio Armani marble. The two rear

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baths on each floor have Zuma extra-deep soaking tubs. Glorious light shines in through bay windows in the front and Optima windows overlooking the garden in the back. There is a terrace off the front bedroom on the fifth floor.

Sixth Floor: The sixth floor includes two enormous bedrooms, a full bathroom and a kitchenette that makes it convenient to host a large den/media room in the front room if desired and for ease in entertaining on the roof deck. A grand skylight increases the natural light available to the floor.

Roof Deck: Spectacular roof top oasis unlike anything in the city!