

39 W 95th St

Multi-Family Townhouse · Block & Lot 1209-116 · Upper West Side



39 West 95th Street is located on a tree-lined, townhouse block only a few steps from Central Park. Move into the owner's luxury triplex today, and enjoy high ceilings, original woodwork, five bedrooms, and a spacious chef's kitchen with state-of-the-art appliances. A timeless renovation has preserved gleaming parquet, original fireplaces, built-in mirrors, and tall, sunny windows throughout this historic home. This home offers short- and long-term potential. The luxury triplex is just the right amount of space for any end-user. The taxes remain reasonable in comparison with other UWS townhouses. And when the garden apartment becomes vacant, you will be able to create a luxury single-family townhouse on a desirable block for a fraction of what you would otherwise spend. This brownstone is ideally located near Central Park, plus both local and express subways, cross-town buses and easy airport access. West 95th Street is considered one of the nicest Central Park blocks in the nineties, thanks to low traffic, graceful trees and well-kept townhouses. When the Park begins to bloom this spring you will truly appreciate why these park blocks' value only continues to increase.

FEATURES

- Decorative fireplace

\$3,885,000 (Approx. \$1,198 /Sq.Ft.)

- 2 Units
- 4 Floors
- 9 Rooms
- 3.5 Baths

Lot Dimensions: 16'6X100
Building Dimensions: 16'6X49
Bldg Sq. Footage: 3,243
Zoning: R7-2



Garden level: 1 bedroom , 1 bathroom, garden. R.C. tenant.

Parlour Floor: Front : double living room with dining area. Rear: gourmet kitchen with centre island, overlooking north garden.

Third Floor: Master suite: Front: study, library. Rear: master bedroom and bath.

Fourth Floor: Children's floor: Two bedrooms at rear. Front: spacious playroom or large bedroom. Bathroom with skylight. Laundry room with washer/dryer.

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