

22 E 64th St

Single Family Townhouse • Block & Lot 1378-60 • Upper East Side



This stately Italian renaissance-style mansion, situated just steps off Fifth Avenue on East 64th Street, is located on the premiere townhouse block in Manhattan. Commissioned in 1903 by Henry P. Goldschmidt and built by world renowned architect John H. Duncan, this dignified 25-foot wide, 6-story, private residence is graced with a handsome limestone façade. The rare and outstanding features of this stately home includes an expansive design which allows two floors of grand & capacious entertaining space while accommodating six generously-sized bedrooms. The public/entertaining spaces of living & dining room along with the chef's kitchen are situated on the Second floor whilst the handsome library and den are located on the Third floor affording the most gracious of entertaining. Exquisite gilded detailing, parquet de Versailles wood floors, oak paneling are among the highly unique hallmarks of this home as is the original marble staircase culminating on the top floor with a beautiful stained-glass skylight that illuminates the interior of the home. Along with six bedrooms, the residence features six full and three half-baths, 10 marble wood-burning fireplaces and an elevator servicing the basement through the Fifth floor. A separate service entrance is located on the ground level with two home offices. This magnificent home awaits a discerning purchaser who desires the ultimate, palatial & regal New York mansion in the BEST of locations.

\$42,000,000 (Approx. \$3,925 /Sq.Ft.)

\$119,383 Annual RE Taxes

- 22 Rooms
- 7 Baths

Lot Dimensions: 25x100
Building Dimensions: 25x65
Bldg Sq. Footage: 10,700



FIRST FL:: Wrought-iron and glass entry doors lead through a mosaic-tile and marble vestibule to a grand entrance foyer with sweeping marble staircase and wrought iron banister. A large coat closet and powder room adjoin this entrance foyer. A wood-paneled automatic elevator serves floors basement through five.

FIRST FL:: A separate service entry leads from the sidewalk through a service corridor to the rear of the house where there are two large offices, a powder room, service stairs to the kitchen above and the basement below, and a small garden. A large safe adjoins one of the offices. A dumbwaiter connects the basement, first and second floors.

PARLOR FL:: The sweeping marble staircase leads to a formal gallery, lit by a large skylight floating four stories above an open spiraling stair. This gallery leads to a grand parlor with three sets of French-doors and balconies facing the street, and a formal dining room overlooking the garden at the rear.

PARLOR FL:: The entire floor is antique parquet de Versailles, and each major room contains an elaborate antique marble fireplace mantel. A large kitchen and butler's pantry adjoin the dining room, connected to the service entrance below and the servant's bedroom above by service stairs

THIRD FL:: The open spiraling stair leads to another formal gallery, connecting a sitting room overlooking the street with a library at the rear. All three spaces on this floor are paneled in antique oak paneling, floors are antique parquet de Versailles, and each room contains an antique marble fireplace mantel.

THIRD FL:: A powder room adjoins the library. A separate hallway leads from a stair landing to a servant's bedroom and bath at the rear. This bedroom is also connected by a

Carrie Chiang Licensed Associate RE Broker
p. (212) 836-1088 CCC@corcoran.com

Richard Phan Licensed RE Salesperson
p. (212) 605-9299 Richard.Phan@corcoran.com

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separate service stair to the kitchen and butler's pantry below.

FOURTH FL:: The open spiraling stair leads to large master bedroom suite at the rear with his and hers bathrooms and dressing rooms, and a large study at the front, facing the street. The bedroom, hers bathroom, and study each have exquisite marble fireplace mantels.

FIFTH FL:: The open spiraling stair leads to a game room with full bath and terrace facing the street, and two bedrooms with service kitchen and full bathroom at the rear. A roof over the extension below could serve as an additional terrace.

SIXTH FL:: A separate stair leads to an open studio with ample storage and access to roofs front and rear.