

176 E 64th St

Single Family Townhouse : Block & Lot 1398-45 : Upper East Side

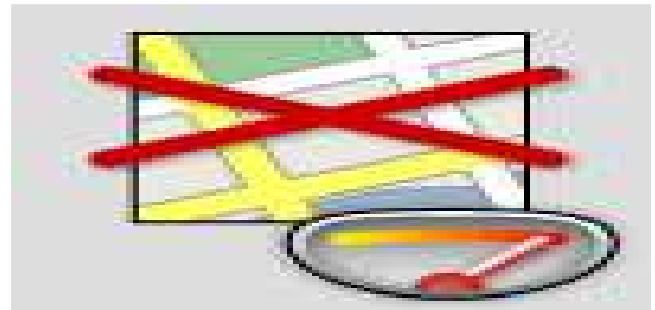
\$15,775,000 (Approx. \$2,629 /Sq.Ft.)

\$61,000 Annual RE Taxes

- 1 Unit
- 5 Floors
- 11 Rooms
- 5.5 Baths

Lot Dimensions: 20X100
Building Dimensions: 20X50
Bldg Sq. Footage: 6,000

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1ST FLOOR: Entry vestibule leads to a formal reception gallery. Immediately upon entering there is a den/home office followed by a guest closet, powder room and elevator to all levels. Magnificent island eat-in kitchen with top-of-the-line appliances adjacent to the family dining area with 20'6" ceiling height, floor-to-ceiling windows and french doors to a beautifully landscaped garden with fountain and huge trellis.

2ND FLOOR: Elegant open staircase landing leads to a baronial 20'x20' LR w/12'6" ceiling, Wbf, exquisite details, herringbone floor and large windows overlooking tree-lined 64th Street. On the landing between the LR and FDR is a fully-equipped wet bar. The FDR w/12'6" ceiling and Wbf will easily accommodate up to 24 guests. The open ended FDR overlooks the double-height windows from the family dining area below and into the magnificent garden.

3RD FLOOR: Master suite occupies the entire floor. In the front there is a handsome sitting/dressing area with incredible built-ins. It is separated from the MBR by the bathroom area with double vanity, jacuzzi tub, bidet and all-glass, walk-in shower. The sunflooded BR w/10'6" ceiling has a Wbf and french doors that lead to a private planted terrace.

4TH FLOOR: Two front and rear, sunfilled children's bedrooms w/9'9" ceilings. The front BR has bath ensuite, the rear a hallway bath. Laundry closet with Miele stacked W/D.

5TH FLOOR: Front and rear BRs. The front unit w/8' ceiling has french doors to a private terrace overlooking 64th. The hallway has a large bath with walk-in shower and a fully-equipped kitchenette. The entire area is flooded with sunlight from an oversized skylight above the stairwell. Approval has been obtained to add another floor to the home.

BASEMENT: Staff living quarters with a full bath. Large laundry area, mechanical equipment and generous storage space. Front stairwell to the street.