

159 W 91st St

Single Family Townhouse :: Block & Lot 1222-8 :: Upper West Side



\$5,400,000

\$16,781 Annual RE Taxes

- 1 Unit
- 4 Floors
- 11 Rooms
- 4.5 Baths

Lot Dimensions: 17X100
Building Dimensions: 17X50
Zoning: R7-2



Return to elegance in this meticulously renovated and restored single-family home offering four floors plus a basement for incredible living. The moment you walk through the double doors and into the spectacular parlor floor you will feel the grandeur of a by-gone era, yet perfect for today's lifestyle. You can entertain lavishly in the huge living room and dine in the spacious FDR, or simply relax with a fire burning in the background. Whichever you choose - these special rooms will work beautifully. Downstairs is an open chef's kitchen designed to bring everyone together. A large open counter separates the kitchen from the adjoining room. While the chef is cooking in the top-of-the-line kitchen with stainless steel appliances such as a Wolf Stove and Sub-Zero refrigerator, everyone else is still close by. That is unless they have ventured out to the lovely landscaped garden beyond. The garden backs up to other gardens allowing for an open and airy feel. In addition, the home offers six bedrooms, 4.5 bathrooms, and a high and dry basement that could easily be converted into a spacious recreation room. Built in 1893 by The Dutch Reform Church as a spec house - the current residents are only the fourth owners to call 159 home. They purchased it 13 years ago and painstakingly restored it and brought it into the current century.

Garden: Enter under the stoop. Front: Den or guest room. Rear: Open chef's kitchen with a Wolf stove, Sub-Zero refrigerator, Sub-Zero wine cooler, and island with sink. The countertops are granite and the backsplash is Quartz. The kitchen opens to an adjoining room with exposed brick walls that leads out to a landscaped garden. Full bath.

Parlor Floor: Front: Up the stoop and through double entry doors you will be welcomed into a breath-taking floor. The elegant double parlor has 11' high ceilings and a working gas fireplace. Pocket doors separate the parlor from the FDR. Rear: FDR has an original parquet floor with a patterned cherry border, working gas fireplace, and fully equipped warming kitchen in the extension. French doors open to a porch and staircase that lead down to the garden.

Third Floor: Front: A large south-facing bedroom with a working gas fireplace. The original double dressing room connects this room to the MBR. A pocket-door in the center of the area may be closed to create two separate rooms. An original marble sink is located in each dressing room. Rear: MBR with a working gas fireplace and en-suite bath. The bath encompasses the entire extension and features a deep soaking tub. A half-bath with an attached laundry area is in the hall. Ceiling height: 10'4"

Fourth Floor: Front: A large south-facing bedroom with a gas fireplace. Rear: Two bedrooms. The larger of the two has a decorative fireplace with the original mantle. There are two generous bathrooms on this floor. The front one features a shower and the rear one has a tub and a skylight. There is a ladder to the roof inside the front closet. Ceiling height: 10'2".

Basement: High and dry with a cement floor. Excellent storage or possible recreation room.

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