

347 W 84th St

Multi-Family Townhouse : Block & Lot 1246-14 : Upper West Side

347 West 84th Street is a lovely 4-story townhouse on a tranquil Riverside block. At approximately 4,200 square feet plus a full basement, this 18-foot wide home can be delivered vacant, and is ideal for conversion to a single-family or used as a live plus income opportunity. Features include a sunny terraced garden, 7 decorative fireplaces and original detail throughout.

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\$4,650,000 (Approx. \$1,107 /Sq.Ft.)

- 3 Units
- 4 Floors
- 16 Rooms
- 5 Baths

Lot Dimensions: 18'x102'
Bldg Sq. Footage: 4,200



Garden Level: : Currently configured as the lower floor of the duplex apartment, this level provides access to the serene planted garden. The renovated kitchen is finished with wood cabinetry and stainless steel appliances, and is open to the delightful dining room at the heart of the duplex. Off the dining area is a den/breakfast room with adjacent full bath. A bedroom with abundant closet space, additional full bath, and under the stoop entrance with storage space complete this floor.

Parlor Floor:: Enter at the top of the stoop and through the main foyer to the Parlor Floor, which boasts ceiling heights over 11 feet. The elegant living room is brimming with original detail, and the adjacent area above the extension affords an opportunity to create a terrace overlooking the garden. Sliding doors from the living room open to a study and full bath. The South-facing master bedroom enjoys large windows that provide abundant sunlight.

Third Floor:: This charming level features 10'+ high ceilings and a front-facing living room with large windows that afford brilliant natural light. The country-style kitchen features wood cabinetry and exposed brick. The master and second bedrooms are at the rear of this level, and share a full bath.

Fourth Floor: : The fourth floor is comprised of a South-facing living room with open kitchen, bathroom and a gracious rear-facing bedroom with 2 closets. This floor also affords a washer/dryer and a skylight above the staircase

Basement:: The spacious basement includes abundant storage, a washer/dryer, and building mechanicals.