

## 251 E 61st St

Mixed Use Townhouse : Block & Lot 1416-120 : Upper East Side



Live and earn, in this mixed use turn of the century 4 story brick townhouse with exceedingly rare additional 2 story rear carriage house in the Treadwell Farms historic district. With generously proportioned rooms and supernal ceiling heights reaching as high as 20 feet, the home is sun flooded from front to back. There are 6 fireplaces, many of which work, along with up to 7 bedrooms and currently 3.5 baths. This recently updated property has been repainted on the front facade, re-wired with wall mounted phone and cable jacks throughout, all floors have been refinished and the walls have been skim coated. Many original details remain intact including a sweeping mahogany staircase and banister. This property offers the ultimate in both mixed use potential and flexibility and can be delivered vacant.

**\$6,500,000**

\$46,206 Annual RE Taxes

- 1 Unit
- 4 Floors
- 9 Rooms
- 3.5 Baths

Lot Dimensions: 19.5 X 100  
Building Dimensions: 19.5 X 75



**FIRST FLOOR:** Marble floored entrance foyer with three doors. The door to the right opens to a 2 room suite with half bath that easily converts to a full bath. This space works well as guest or staff quarters or as a reception area and separate private office. Another door in the entry foyer leads to a hallway that accesses the rear courtyard and carriage house as well as the basement. The third door in the entry is at the foot of the stair case that takes you up to the houses parlor floor.

**PARLOR/SECOND FLOOR:** Open floor plan with separate renovated windowed kitchen with stainless steel appliances and corian counter tops. A large sweeping staircase with original mahogany banister divides the living room and dining area nicely. Two gorgeous ornately carved marble fireplace mantels define the floor space and set the stage for furniture. The ceilings are 11 feet on this floor and light streams in from the south front and reflects back to the rear north.

**THIRD FLOOR:** The ceilings are 10 feet high on this floor where you find two spacious bedrooms with a shared marble bathroom in between.

**FOURTH FLOOR:** The ceilings are 9 feet on this floor where you find an additional two bedrooms with a large marble Jack and Jill bathroom.

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