114 E 61st St

Multi-Family Townhouse : Block & Lot 1395-66 : Upper East Side

$8,000,000 (Approx. $1,538 /Sq.Ft.)
$48,367 Annual RE Taxes

- 2 Units
- 4 Floors
- 99 Rooms
- 99 Baths

Lot Dimensions:	18'6X100'5
Building Dimensions:	18'6X82
Bldg Sq. Footage:	5,200
Zoning:	R8-B

DESCRIPTION: This pristine four story two family painted brownstone with two entrances is in impeccable condition, fully air-conditioned with a central system for the lower two floors, through wall AC units on the 3rd & 4th floors, new windows throughout and gas heat with separate hot water system. The building is delivered vacant.

LAYOUT: The layout features a beautifully planned Ground Floor Professional Office, a one bedroom floor-thru on the Parlor Floor and a seven room duplex apartment on the 3rd and 4th Floors. Both the Parlor floor-thru and the duplex are in triple mint condition.

BASEMENT: Mechanicals, washer/dryer and storage. High ceiling, and very clean. Usable in part for back office space.

GROUND FLOOR: Professional Office with separate street entrance: Waiting/reception room, three examining rooms, and powder room. Staircase to 2nd floor. Garden.

SECOND FLOOR: Four Room, One Bedroom Parlor Floor-thru: Large Living Room, Master Bedroom, Dining Room, top-of-line windowed Kitchen plus back staircase to the Garden. The apartment is currently connected by a staircase from the ground floor office, plus a separate Parlor Floor entrance.

THIRD FLOOR: Seven Room Duplex: Beautifully proportioned Living Room with woodburning fireplace and Formal Dining Room, top-of-line windowed Kitchen with washer/dryer and marble Powder Room

FOURTH FLOOR: Upper level of Duplex: Three Bedrooms with two marble Baths, Solarium and two large cedar closets