

## 31 W 76th St

Single Family Townhouse · Block & Lot 1129-14 · Upper West Side

31 West 76th Street - Upper West Side, New York For the connoisseur and lover of art and authentic period architecture, this spacious 20'-wide, 5-story brownstone with 13 rooms, 5 large bedrooms, 5 full baths and 2 powder rooms has just been listed at \$12,000,000. It is the only renovated 20'-wide single family house on a CPW block for under \$17,000,000. The house was designed in 1887 by George M. Walgrove, a noted residential architect on the Upper West Side. The tasteful museum quality restoration/renovation retains the original mahogany and oak panelling, inlaid parquet floors, mantels (5 woodburning fireplaces) and elegant staircase. This is a very bright house with high ceilings and many large windows on every floor. The original stoop leads to a vestibule, foyer, front parlor, living room, wet bar, powder room and two wood-burning fireplaces on the high-ceiling parlor floor. A spacious curved stair in the all-glass extension descends to the formal dining room and landscaped garden. The garden level also includes a large professional kitchen, full-width breakfast room, powder room and two large closets. A stairway leads to a fully waterproofed, finished basement with recreation room, laundry room, large walk-in cedar closet, boiler room and two large storage rooms.

**\$12,000,000**

\$68,025 Annual RE Taxes

- 1 Unit
- 5 Floors
- 99 Rooms
- 5 Baths

Lot Dimensions: 20'X100'  
Building Dimensions: 20'X52'



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