

33 W 95th St

Single Family Townhouse • Block & Lot 1209-118 • Upper West Side

\$6,200,000 (Approx. \$1,378 /Sq.Ft.)

\$15,300 Annual RE Taxes



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

Lot Dimensions: 17'5 x 100'
Building Dimensions: 17'5 x 50'
Bldg Sq. Footage: 4,500



Bright and airy, this 4-story single-family townhouse offers the elegance and scale of prewar architecture flush with old-world detail and a renovation that includes high-end modern comforts. Ideally positioned, this triple mint home is steps from Central Park on a charming and quiet tree-lined brownstone block and boasts a serene 50' landscaped garden filled with blooming trees and plantings. The impressive scale is enhanced by very high ceilings, tall windows, lovely views and fantastic light. There are 4 bedrooms, 3 full baths, 1 powder room and a 14' vaulted skylight at its peak. A full formal floor features an elegant living room and expansive library (convertible to a formal dining room) and a garden floor with gourmet chef's kitchen with eat-in dining, den and powder room. 4,500 sf (incl basement), every square inch was renovated with quality finishes, flooring, appliances and gorgeous restoration of original interior and exterior details. The house includes high-end systems including central air on the top 2 floors and individually-controlled units on the lower floors, video security, 2 washer and dryers, custom closets and new plumbing, electrical, drainage system, roof, windows and skylights. The basement was semi-finished with abundant storage, washer/dryer, cedar closets and new flooring. There are 6 fireplaces with antique mantels and an extraordinary amount of detail with exquisite moldings, ceiling rosettes, pocket doors, built-in bookshelves and French doors

Basement: The semi-finished basement is very spacious and with new terra cotta flooring, Frontgate storage system and full-size washer and dryer.

Garden Floor: The entry leads to a spacious den and chef's kitchen with top-of-line appliances, custom cabinetry, granite counters and central island. Appliances include Viking 6-burner range oven, double warming drawers and Thermal convection oven, Sub Zero refrigerator, Kitchen Aid microwave, 2 Miele dishwashers and 2 farm sinks. A wall of French doors opens to the fully landscaped garden with beautiful trees and plantings. A wrought iron staircase leads to the 2nd floor terrace. 2 FP's & powder room.

Parlor Floor: The parlor floor offers 11' high ceilings, original bordered inlaid floors and striking wood details. The front room is currently configured as a library/den with original French doors, built-in bookshelves and restored pocket doors separating the two rooms. The lovely living room features grand scale, an antique marble fireplace, custom built-ins and tall wrought iron French windows that open to a lovely iron balcony with a spiral staircase to the garden.

Third Floor: The elegant and sunny master suite offers three tall windows framing treetops and drawing in lovely light. With an antique marble fireplace as its centerpiece this is a very spacious yet cozy room with a sleek master bath and large custom-fitted dressing room. The front bedroom is also a very large and sunny with three windows overlooking the tree-lined block with custom window shutters, floor-to-ceiling armoire and its own full bath en suite.

Fourth Floor: The top floor features 2 very spacious bedrooms and a full bath with deep-soaking tub and sky light. The back bedroom is bathed in superb natural light from the vast skylight at its peak. The 14' vaulted ceiling exposes blue skies and 3 windows showcase treetop views. Details include custom windows and a built-in kitchenette

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with farm sink, half refrigerator and built-in shelving and a laundry closet. The spacious front bedroom features bountiful light, fireplace and custom window shutters.