

178 E 64th St

Single Family Townhouse | Block & Lot 1398-44 | Upper East Side



This is a truly fabulous opportunity to purchase valuable real estate in a prime location on the Eastside of Manhattan for under \$1800 a square foot without having to do renovation. This house is 20 feet wide, has five floors, over 7200 square feet and offers a flexible layout. It is suitable for use as a beautiful single family home or perhaps a headquarters for the diplomatic/business community. There is a large outdoor patio off the luxurious European kitchen and dining room which is perfect for entertaining and simply relaxing. The entertainment space upstairs has 12 foot ceilings. There is also a large wine cellar, private gym, central air conditioning, 3 fireplaces, wood floors, a wet bar, 5.5 bathrooms, and several bedrooms. Please contact me to preview this wonderful home.

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\$12,950,000 (Approx. \$1,786 /Sq.Ft.)

\$46,440 Annual RE Taxes

- 1 Unit
- 4 Floors
- 7 Rooms
- 5.5 Baths

Lot Dimensions: 20' X 100'
Building Dimensions: 20' X 50'
Bldg Sq. Footage: 7,250
Zoning: R8-B



LOT SIZE: 20' x 100'

BUILT: 20' x 50' with a four-story 15 x 20 extension. 6100 square feet

DESCRIPTION: This newly renovated, triple mint, centrally air-conditioned, single family townhouse is both magnificent and comfortable. The finest materials and craftsmanship have been used throughout. The house is wired for surround sound inside and outside.

DESCRIPTION CONTINUED: It has high speed internet access and an extensive security system. The house has a limestone and brownstone facade and a front stoop.

GARDEN FLOOR:: Under the stoop entrance leads to foyer with ceramic tile floor. To the left is a guest bedroom/office/servant's quarters with ensuite ceramic bath with mosaic tiled floors, shower stall and pedestal sink. Next door is a powder room on the left and staircase on the right leading to parlour floor. Hallway opens onto enormous family breakfast kitchen with custom wood cabinetry; center island; granite countertops; 48" subzero side-by-side refrigerator & freezer; 48" dual fuel range Viking oven

GARDEN (CONT'D):: with 4 burners, 2 grills & griddle; double Kohler under-mounted sinks, two Miele dishwashers, wine cooler, pantry. French doors open onto formal dining room with oak herringbone and mahogany inlay border. Planted courtyard can be accessed either from the kitchen or through French doors from dining room.

PARLOR FLOOR:: Entrance gallery with wood wainscoting, green marble floors. To the right is guest cloak closet and to the left is the guest powder room. Through double height mahogany doors is the grand parlor showcasing 12 ft. ceilings, a wood burning fireplace with antique marble mantel, Venetian plaster walls, custom

pattern oak floors. Through French doors, steps up and overlooking the courtyard is a library equipped with 100-box cigar vented humidor, a wet bar with sink and refrigerator drawers.

THIRD FLOOR:: Luxurious master bedroom suite, antique wood burning fireplace, custom marble master bathroom for two with Jacuzzi tub, separate shower stall, his and hers sink, huge dressing rooms with California closets for him and her leading to additional rear bedroom with full windowed bathroom ensuite.

FOURTH FLOOR:: Large front bedroom, full bathroom, fully equipped kitchenette with washer/dryer, family room/playroom, two full rear bedrooms, additional windowed bathroom with shower stall.