

## 155 W 93rd St

Multi-Family Townhouse Block & Lot 1224-7501 Upper West Side

THE BEST OF BOTH WORLDS Enjoy the freedom of condominium ownership paired with the privacy of townhouse living! This two-unit townhouse condominium is a rare offering. Enjoy the lower triplex with three bedrooms, four full bathrooms, and a renovated open kitchen. Striking high ceilings distinguish the grand living room, with two walls of exposed brick and a decorative fireplace. Double glass doors lead to the lovely terrace with a stairway to the private garden below, outfitted with a stone patio surrounded by mature plantings. The spacious master suite offers large custom closets, an en-suite master bathroom with a double vanity, and an adjoining office area with access to the garden. All three levels of this triplex have been configured with an eye for convenience and charm, including gleaming hardwood floors, central air conditioning, and a classic straight stairway that connects all three levels of the home. The upper duplex offers four additional bedrooms, two full bathrooms, a lofty living room with double-height ceilings, an additional private terrace and a straight staircase leading to the roof. With laundry and outdoor space in both units, as well as exceptionally low monthly costs, this property offers a wealth of opportunities for a wide range of owners. The upper triplex is currently tenant occupied

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## \$4,995,000

\$1,298 Annual RE Taxes

2 Units Lot Dimensions: 17X103.42
4 Floors Building Dimensions: 17x67

• 6 Baths



**Unit 1A:** On three levels (parlor, garden/street and basement levels) there are 3 bedrooms, 4 baths, laundry, office areas, plenty of storage, upgraded kitchen and a finished basement ideal for gym, media room or rec room. This home features a lovely deck and serene and bright garden. The parlor level has 11.5 foot ceilings and is an inviting and lovely space for entertaining.

**Unit 2B:** 4 bedrooms 2 baths and a wonderful deck. There is currently a tenant in place and access is limited. The unit has not been updated. The floorplan is attached and please inquire for more information.