

160 E 93rd St

Single Family Townhouse : Block & Lot 1521-49 : Upper East Side



Rare opportunity to purchase a handsome townhouse perfectly situated on an enchanting street, lined with trees and many private homes just blocks to Central Park. 160 East Ninety-Third Street offers endless possibilities; currently an owner's triplex and a professional apartment in a four-story house. The enchanting south-facing garden is a serene oasis further enhanced by the beauty of the adjacent neighboring gardens. Built in 1901, the home's period exterior has been expertly maintained with its proper brick façade, a decorative cornice and elegant framed windows. This house can easily be re-imagined and restored to its original grandeur as a stunning single family residence. Rich details include the original staircase, high ceilings, original moldings, a stained glass skylight, and multiple fireplaces. The dimensions are 45'x16.5'x100.67' with believed possible potential to greatly increase the size of the house. 160 East Ninety-Third Street offers a rare chance to own a distinguished private house with endless possibility in an ideal Carnegie Hill location, convenient to the wonderful amenities of this coveted neighborhood.

\$5,750,000 (Approx. \$1,549 /Sq.Ft.)

\$29,183 Annual RE Taxes

- 4 Floors
- 10 Rooms
- 3 Baths

Lot Dimensions: 16.5 x 100
Building Dimensions: 16.5 x 45
Bldg Sq. Footage: 3,712
Zoning: R8B



Basement: Accessible from the Garden Floor, the basement is unfinished. All mechanical systems are housed here including two hot gas water heaters and two electric meters. The ceiling height is 6'-6".

The Garden Floor: Enter through the private portico into the Garden level of this home. Currently used as a professional space, with a reception room, kitchen, large office space and a full bath. From this floor you enter the private south garden. And a hidden spiral staircase allows access to the parlor floor.

The Parlor Floor: An original stoop takes you through exquisite richly carved wood doors to the parlor floor. Classic old world charm meets contemporary living. A large dining room and kitchen open to a charming balcony overlooking the exquisite backyard. Soaring 10'-2" ceilings, hardwood floors and other period details make this house a home. A discreet large front office enjoys picturesque views of Ninety-Third Street.

The Third Floor: Ascending the dramatic original staircase takes you to the expansive living room with a fireplace on the Third Floor. Oversized windows fill this room with tremendous light and classic townhouse street views. A large master bedroom with a fireplace and a full en-suite bath share this floor. The master suite enjoys the serene greenery of the garden. The ceiling height is 9'-6".

The Fourth Floor: The fourth floor is arranged as three bedrooms that share an oversized full bathroom with a skylight. Magnificent views facing south overlook a sea of gardens and greenery. To the north, unobstructed light and views of tree tops and adjacent brownstones. The fourth floor has 9'-6" ceilings, abundant closet space, and beautiful skylights with hand painted glass. The rooftop is accessed from this floor

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The Garden: The fifty foot south garden is a secret enclave surrounded by neighboring gardens. A wonderful opportunity to create your own private outdoor park; garden, cook, dine, dance, play and relax, the choice is yours.