

# 161 W 91st St

Multi-Family Townhouse · Block & Lot 1222-0007 · Upper West Side

**\$4,500,000**

\$36,984 Annual RE Taxes

- 5 Units
- 4 Floors
- 9 Rooms
- 6 Baths

Lot Dimensions: 17X100.6  
Building Dimensions: 17X50  
Zoning: R7-2



Built in 1893 and gut renovated in 1968 this well-maintained brownstone offers a wonderful opportunity to create the single family home of your dreams, live with income, or use as an investor property - the choice is yours. The sun-filled, four story building plus basement, is currently configured as a garden and parlor floor two bedroom / two bath owner's duplex with a garden, plus four studios on the upper two floors. The entire building has exceptionally high ceilings, Thermopane windows, and beautiful original window frames (most with the original shutters). Some of the home's many other features include CAC in the owner's duplex, working fireplaces with beautiful mantles in most apartments, detailed woodwork, custom-built bookcases, and exposed brick walls. The building has no-controls. DELIVERED VACANT. Co-exclusive.

**Garden:** Lower part of the owner's duplex. The duplex has CAC. Front: Enter under the stoop. Large bedroom with full hall bath. Rear: Master bedroom with en-suite bath. Office in the extension. Access to a beautiful landscaped garden.

**Parlor Floor:** Up the stoop and enter through the original double doors. Staircase to the upper floors. The entire parlor floor is the upper level of the owner's duplex. Front: Dining room with decorative fireplace. Center kitchen. Rear: Large living room with WBFP and sun-filled sitting room with a glass roof in the extension. French doors lead to a terrace and stairs to the garden.

**Third Floor:** Front: Large studio apartment with WBFP, high ceilings, original shutters, and exposed brick wall. \$1,850 Lease exp. 10/31/2014. Delivered vacant. Rear: Studio apartment with high ceilings, exposed brick wall, thru-wall A/C, and lovely garden views. Projected rent: \$1,900. Vacant.

**Fourth Floor:** Front: Large studio apartment with WBFP, high ceilings, original shutters, and exposed brick wall. \$1,650. No lease - Month to month. Delivered vacant. Rear: Studio apartment with high ceilings, exposed brick wall, WBFP, thru-wall A/C, and lovely garden views. \$1,450 No lease - vacant as of 6/31/2014. Delivered vacant.

**Basement:** High and dry. Mechanicals and storage.

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