

## 6 W 83rd St

Multi-Family Townhouse · Block & Lot 1196-137 · Upper West Side

Classic, five-story, five-unit, Neo Grec style townhouse designed by the architect Christian Blinn in 1881 as the second in a series of four row houses. The property has undergone extensive renovations and is comprised of a beautifully designed triplex, a one-bedroom duplex, and three studios. It also contains a tranquil, landscaped south-facing garden. Situated just steps from Central Park, and in close proximity to excellent schools, the Museum of Natural History, and a host of fine dining and shopping options, 6 West 83rd Street is an ideal property for a single-family purchaser or an owner/user looking to offset expenses with rental income. Enjoy the best of townhouse living in the heart of the Upper West Side. - See more at: <http://www.lesliegarfield.com/properties/viewproperty/6W83TH#sthash.7uq8r>

**\$6,999,999** (Approx. \$1,414 /Sq.Ft.)

\$26,816 Annual RE Taxes

- 5 Units
- 5 Floors
- 99 Rooms
- 99 Baths

Lot Dimensions: 15X102  
Building Dimensions: 15X59  
Bldg Sq. Footage: 4,950  
Zoning: R8B



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**Lower level:** First floor of owner's triplex containing large family room/bedroom which backs onto the garden. Washer/dryer, building mechanicals.

**Garden floor:** Second floor of owner's triplex containing living room, dining room, kitchen, and bathroom. Access to garden.

**Parlor floor:** Rear: Third floor of owner's triplex containing bedroom and bathroom. Front: Lower level of a duplex apartment with one bedroom.

**Third floor:** Rear: Studio apartment. Front: Upper of duplex apartment with kitchen, bathroom and living room.

**Forth floor:** Rear: Studio apartment. Front: Rent stabilized studio apartment. \$860 per month, lease expires 12/31/2006.