

406 E 50th St

Single Family Townhouse | Block & Lot 1361-47 | Beekman

\$6,750,000 (Approx. \$1,350 /Sq.Ft.)

\$53,286 Annual RE Taxes



- 1 Unit
- 6 Floors
- 11 Rooms
- 4 Baths

Lot Dimensions: 20X90
 Building Dimensions: 20X45
 Bldg Sq. Footage: 5,000
 Zoning: C1-5/R10



This townhome is one of a rarified group offering a CURB CUT, GARAGE, AND ELEVATOR, among many other desirable features. With a max FAR of 10, this home is only built to 2.5 with C1-5/R10 zoning, making your options boundless. Enter from the stoop onto the parlor floor dining level with a large restaurant equipped eat-in kitchen that looks out onto a planting terrace. The kitchen opens into a dramatic dining room with wet bar, working fireplace and French doors leading to a balcony overlooking the interior of your own GREENHOUSE. Descend into the greenhouse where you can access the rear GARDEN decked with cedar, or re-enter the house through a large multi-station office space easily convertible to another use. The finished basement has full ceiling height ideal for a gym, mud room, wine cellar or storage. On the second floor, entertain in a mint condition living room and separate library, both with working fireplaces. The third floor offers 3 bedrooms, a spacious bath, and laundry room. The fifth floor boasts an enormous master suite with working fireplace, wet bar, 12 foot ceilings with skylight, large windowed European bath with double sinks, bidet, claw foot tub and separate glass shower stall. An interior staircase takes you to a sun room, from which you enter a lovely roof terrace. This special offering has speaker lines, central air conditioning, elevator access serving all floors, and a large garage with workshop area. Many more details to share upon request.

Basement: Spa with Steam Room, Shower, Hot Tub and Powder Room; Computer room and Mechanicals.

Garden Floor: Garage with entrance to house, office space or all purpose entertaining space, green house and garden access.

Parlor Floor: Stoop Entrance, Foyer, Large Euro Chef's Kitchen with planting terrace facing North over 50th Street, Dining Room with WBFPL, wet bar, balcony with access to Greenhouse.

Third Floor: Living Room with WBFPL, Library with WBFPL, full hall bath.

Fourth Floor: 3 bedrooms and 1 full hall bath, laundry room and pantry.

Fifth Floor: Master Bedroom, his and hers walk in closets, dressing area, master bath, wet bar, WBFPL

Sixth Floor: Sun Room and 2 roof terraces.

Scott Stewart Licensed Associate RE Broker
 p. (212) 875-2884 SBS@corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified