

# 135 E 15th St

Single Family Townhouse | Block & Lot 871-31 | Gramercy

**\$16,200,000** (Approx. \$1,901 /Sq.Ft.)

\$31,196 Annual RE Taxes

- 1 Unit
- 5 Floors
- 16 Rooms
- 8 Baths

Lot Dimensions: 25 x 103  
Building Dimensions: 25 x 68.9  
Bldg Sq. Footage: 8,524



This stunning, 25-foot elevator home has recently been renovated to perfection. The house's entertaining spaces are grand and gracious featuring an exquisite living room with a fireplace and patio leading to the private garden, a dining room with space to host the grandest of dinners, a library, a chef's kitchen with a breakfast area, a family room with direct access to the garden, a playroom, reading alcove and media room. The private chambers includes a gorgeous full-floor master suite with his/hers bathroom and a spacious dressing room, three additional bedrooms + a guest suite with a total of 8 full and 2 half bath. In addition, there are two staff rooms with ensuite bath and a full laundry room. Other amenities include an elevator that services all floors, a wet bar, a roof terrace, 5 wood burning fire places, 2 gas fireplaces and soaring ceilings throughout the house. The home with all new mechanicals also includes a humidification system in the HVAC system.

Centrally positioned near Gramercy Park & Union Square, this prime location offers top restaurants, gourmet food stores and a lively neighborhood.

## FEATURES

- Garden
- Wood-burning fireplace
- Gas fireplace

**Carrie Chiang** Licensed Associate RE Broker  
p. (212) 836-1088 [CCC@corcoran.com](mailto:CCC@corcoran.com)

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**Cellar:** Exceptional storage space including the building's mechanicals and elevator machine room.

**Garden Floor:** A separate street level entrance leads to a service hall. The front portion of the house has a gracious breakfast area and a stunning chef's kitchen with custom cabinets and appliances by Miele and Subzero. There is an oversized pantry and a room perfect for wine storage. The rear portion has a powder room and a grand family room with exceptional light from 3-large windows and direct garden access.

**Parlor Floor:** The beautiful vestibule leads to an elegant and expansive entertaining floor, with high ceilings and oversized windows. The front of the house has an enormous library with a working fire place, a formal dining room with a stone mantled fire place, paneled walls and moldings. The rear of the house has a powder room and a gorgeous living room with a state-of-the-art gas fireplace, and a folding window wall which opens to the porch with stairs leading to the private garden.

**Second Floor:** A sumptuous master bedroom suite with 2 private dressing rooms - one with a working fireplace and beautifully appointed his and hers master bathrooms. There is a gracious sitting room overlooking the garden which provides privacy and solitude.

**Third Floor:** The third floor features three spacious bedrooms, three stylish bathrooms, a grand playroom centrally positioned between the bedrooms and a uniquely designed central atrium providing exceptional light to the third floor. There is a bonus reading alcove directly beneath the atrium.

**Fourth Floor:** The front portion of the fourth floor has two staff rooms, each with an en suite bathroom and a full laundry room. The remainder of the floor showcases a

gym/guest bedroom, a full bathroom, a glass enclosed opening to below and a sensational media room with a gas fireplace and a wet bar. Stairs lead to the roof level.

**Roof Level:** The roof showcases a private terrace over 300 square feet in size.