

22 E 78th St

Single Family Townhouse • Block & Lot 1392-160 • Upper East Side



Pristine, exceptionally designed and renovated townhouse, approx. 5,500 sq. ft. including 5 stories plus basement and featuring 5 fireplaces, a beautifully landscaped garden and a 5th floor terrace, in one of NYC's most sought-after locations between Fifth and Madison. Enter into an elegant vestibule with 11' ceilings to a grand entry gallery and a spacious landing under 22' ceilings showcasing a classic staircase serving all floors. This home offers 12 rooms with 3 spacious bedrooms, 4 renovated bathrooms and 2 nicely appointed powder rooms. With plenty of architectural and custom details, this stunning residence also features a 34' double-living room ideal for entertaining, a wood-paneled library, home office, formal dining room, and a state-of-the-art kitchen with breakfast room. The luxurious master suite includes a fully customized dressing room/study and a spa-like bathroom with two windows. The basement has an exercise area, staff quarters and full bathroom. Additional features include oversized windows throughout offering terrific southern sunlight and beautiful townhouse views to the north, high ceilings, venetian plaster walls, recessed custom lighting, and custom woodwork and built-ins throughout. A Control4 home automation system accesses the audio/visual, lighting, temperature, 5-zone central air conditioning, and video security/alarm system. There is plentiful storage, a newly resurfaced roof, and updated electrical and plumbing systems.

FEATURES

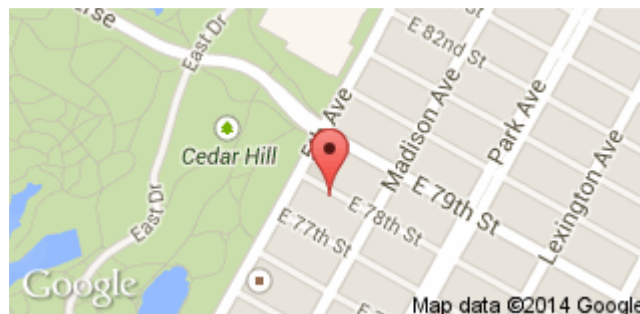
- Garden
- Terrace
- Wood-burning fireplace

\$13,500,000 (Approx. \$2,432 /Sq.Ft.)

\$5,299 Annual RE Taxes

- 1 Unit
- 5 Floors
- 12 Rooms
- 6 Baths

Lot Dimensions: 15' X 102'
Building Dimensions: 15' X 70'
Bldg Sq. Footage: 5,550
Zoning: R



Parlour Floor: An elegant and gracious entry vestibule with original solid wood doors, oversized windows, baseboard & crown moldings, a gas fireplace and 11'2" ceilings open into grand reception gallery with a limestone powder room and an impressive staircase under soaring 22' ceilings and leads to a handsome library with custom woodwork and built-ins, wood-burning fireplace, and a bar. There is also a south-facing home office overlooking the townhouse's manicured garden both with oversized windows.

Garden Floor: Accessible through a classic English courtyard at street level, it features a grand dining room with black & white marble floors and antique-mirrored wall. There is a state-of-the-art kitchen with marble countertops, wood cabinetry, and top-of-the-line appliances. An adjacent breakfast room opens to the beautifully landscaped garden complete with irrigation system and gas BBQ grill. There is also a powder room. 11'2" ceilings.

Third Floor: Dramatic open staircase with 34' double-living room and 11'2" ceilings, oversized windows facing North and South with open views, two fireplaces, venetian plaster walls, custom recessed lighting and a well-appointed windowed bathroom.

Fourth floor: Luxurious master bedroom suite with a gas fireplace and the ultimate custom-built Berle wood closets and dressing room. The windowed master bathroom has limestone floors and walls, facing limestone vanities, a glass-enclosed shower, all outfitted with satin nickel Dornbracht fixtures.

Fifth Floor: Two generously sized bedrooms with walk-in closets, large bathroom, and fantastic south-facing terrace.

Lauren Muss Licensed Associate RE Broker
p. (212) 893-1455 LAM@corcoran.com

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Cellar Floor: Features staff quarters, full bathroom, exercise area, storage closets, laundry room and mechanical room with French Drain and sump pump.