



## 160 East 93<sup>rd</sup> Street

Single Family Townhouse | Block & Lot 1521-49 | Upper East Side

**\$5,490,000** (Approx. \$1,479/Sq.Ft.)

\$29,183 Annual RE Taxes

2 Units  
4 Floors  
10 Rooms  
4 Bedrooms  
3 Baths

Lot Dimensions	16.5' X 100'
Building Dimensions	16.5' X 45'
Building Sq. Footage	3,712
Zoning	R8-B

Classic old world charm meets modern comfort. Rare opportunity to purchase a handsome townhouse perfectly situated on an enchanting street, lined with trees and many private homes just blocks to Central Park. 160 East Ninety-Third Street offers endless possibilities; currently an owner's triplex and a professional apartment in a four-story house. The enchanting south-facing garden is a serene oasis further enhanced by the beauty of the adjacent neighboring gardens. Built in 1901, the home's period exterior has been expertly maintained with its proper brick façade, a decorative cornice and elegant framed windows. This house can easily be re-imagined and restored to its original grandeur as a stunning single family residence. Rich details include the original staircase, high ceilings, original moldings, a stained glass skylight, and multiple fireplaces. The dimensions are 45'x16.5'x100.67' with believed possible potential to greatly increase the size of the house. 160 East Ninety-Third Street offers a rare chance to own a distinguished private house with endless possibility in an ideal Carnegie Hill location, convenient to the wonderful amenities of this coveted neighborhood.

### Amy Katcher

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#### BASEMENT

All mechanical systems are housed here including two hot gas water heaters and two electric meters.

#### GARDEN FLOOR

Enter under a portico to the large front room which leads to a kitchen and full bath. The rear grand room has a wall of windows and door to the magnificent garden.

#### PARLOUR FLOOR

The original vestibule opens to the sun-filled front room. A large dining room and kitchen is flooded with light and has French doors to a balcony overlooking the spectacular south garden. Soaring 10'-2" ceilings.

#### THIRD FLOOR

Oversized windows fill this expansive living room with tremendous light and classic townhouse street views. A large master bedroom with fire place and a full en-suite bath share this floor. The ceiling height is 9'-6".

#### FOURTH FLOOR

The fourth floor has three bedrooms that share an oversized full bathroom. Magnificent views facing south overlook a sea of gardens and greenery. 9'-6" ceilings. The rooftop is accessed from this floor.

#### THE GARDEN

The fifty foot south garden is a secret enclave surrounded by neighboring gardens.