



Manor-Style Six-Story Townhouse  
138 West 95th Street

*Deluxe Complete Renovation!*

Between Columbus Avenue and Amsterdam Avenue

*17' x 100' Built 60' deep*



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### DESCRIPTION

This exceptional six-story townhouse offers the unique quality and diversity of space of a proper manor while fitting in the center of one of the most active of Upper West Side neighborhoods. All heating, plumbing, electrical, fireplaces, etc. were newly installed in 2002 during a complete renovation. The building has a certificate of occupancy for two units; however the upper unit is currently divided to create a third apartment rental. The experience of being home begins before you touch the front stoop. A wide, raised flower bed planter stands out front, like on the grounds of a grand estate, and serves to shield the entrance below the stoop. The sidewalk features a stone area specifically designed for this townhouse, ushering you inside. The stoop is renovated using the original stonework. Up the stoop, "gaslight" fixtures light both sides of the golden wood front doors to the parlor entrance. This brick façade townhouse features a private garden, a broad second-floor bay window, two private roof deck gardens, exposed brick interiors, hardwood floors, extra kitchens, and working fireplaces on every level. Currently configured as three separate units—an owner's duplex, a floor-length apartment, and a triplex—the second floor apartment and the triplex generate rental income to offset your costs, making this an excellent value choice. In addition, please note that the tenants pay the heat and electricity individually.

### LAYOUT

#### **Garden Level: *Lower Level of Duplex***

The first floor of the owner's duplex, the garden level can be entered from either a set of stairs on the parlour level or from under the stoop. The front room is an entertainment/family room with a metal chandelier surrounded by plaster molding and a ceiling high closet. For convenience, there is a bonus kitchen nook in the hallway to the rear, which has a sink, a mini-fridge, a stove, and wood-grain cabinets. The mechanicals are housed behind a door opposite the kitchen. There is also a guest full-bath in the hallway, with a shower and pedestal sink. The rear room is the master bedroom with a master full-bath. The fireplace has a marble surround and wood mantle. There are tucked away ceiling lights, wood-paneled walls, and a stained glass chandelier. The master bathroom features burgundy marble floors, a pedestal sink, and a Jacuzzi tub, burgundy marble floors. The master bedroom has a

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door to the private rear garden, which has two separate garden areas. The entrance here leads to a pleasant garden hollow that offers extra privacy.

### **Parlour Floor: *Owner's Entertaining Level***

Enter the second floor of the owner's duplex up the stoop. The detailed wood floors of the front room have an inlaid patterned trim. A large, bright window looks out to street of the wood-paneled wall. The working fireplace has a quarter-sawn oak fireplace mantle, cut with flower designs, and a marble surround. A chandelier hangs from the ceiling, enhanced by tucked away lighting, and crown molding decorates the room. A built-in wet bar is opposite the windows. The room also features a ceiling-mounted surround-sound system. The hallway to the rear leads past a full-bath with stone tiled floors and grey-red marble that extends to ceiling around Jacuzzi tub. The rear room is large enough for both a dining and entertaining area. The chandelier is surrounded by plaster molding, and the fireplace has a marble surround and wood mantle, similar to the master bedroom. The wood-paneled back wall has two sets of glass double doors for excellent air circulation: one opens to a cast-metal Juliet balcony and the other to the metal stairwell to the private rear garden. The garden features a soil bed for planting and room for a grill and/or table on the mosaic stone surface. Grow your own herbs and vegetables for green-conscious living.

### **Third Floor: *Floor-Through Apartment***

After entering up the stoop, directly in front is the door for the stairs to the second floor. On this landing are the entrances for the both the second-floor apartment and the third-floor triplex. Open the south door to the left for the apartment. You immediately enter the rear room with exposed brick on both sides as well as a stone and brick fireplace with smart storage space underneath for CDs and DVDs. Sliding glass doors open to a back patio over the rear garden. Adjacent to the patio, in the extension, is a small room with a ceiling fan and windows to the back garden; this room is currently used as a nursery. The kitchen is separated from the rear room by a counter and has a full-set of appliances and wood-grain cabinets. By the kitchen, a room houses a washer and dryer. In the hallway to the front room is the white-tile full-bath with a Jacuzzi tub and pedestal sink. The front room features broad bay window looking out to the street, a ceiling fan, plentiful closets, and exposed brick on both sides.

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### **Fourth Floor: *Lower Level of Triplex***

The entrance to this triplex is on the second floor, opposite the door to the second-floor apartment. Just inside this entrance is a foyer for coats and shoes and stairs with a wood banister and curved newel post. These stairs lead to the airy rear room on the third floor, a dining room with a working stone and brick fireplace, a ceiling fan, and a tall ceiling. Tall, glass-paned doors lead to a dining area on the ample patio garden, which looks out onto the quiet rear gardens of the townhouses on the block. Adjacent to the patio is a cast-metal Juliet balcony, where you plant a hanging garden over the second-floor patio. Panels open at the top of the glass-paned door, allowing for excellent air circulation. The kitchen is separated by a large, rose-colored counter and has a full-set of appliances and wood-grain cabinets. By the kitchen are dual thermostats, one is for heating and the other is for central air conditioning (Please note that the 3<sup>rd</sup> floor floor-through apartment and the triplex are separately vented for central air conditioning but the actual units were never installed when the system was updated a few years ago. These units were formerly housed on the 5<sup>th</sup> floor roof terrace. The tenants are currently using portable free-standing air conditioners). The hallway to the front room has built-in cabinets and shelving. By the hallway is a full-bath with rose marble floors, a wide Jacuzzi tub, and new fixtures. The front living/entertaining room features wall-mounted, dimmer switches on the lighting, a substantial, working stone and brick fireplace, a spacious hidden closet, and a semi-circular window that looks out to the street. Wood stairs, with banister and newel post, lead up to 5<sup>th</sup> floor, with a skylight over the stairs.

### **Fifth Floor: *Middle Level of Triplex***

The fourth floor landing has entrances to the triplex bedroom, a full-bath, a spacious roof deck garden, and a spiral staircase to 5<sup>th</sup> floor. The rear bedroom features a serene rear patio where the chirping of birds softly flutters, tall, mirrored closets, a small brick fireplace, a ceiling fan, and south light through the wide patio windows. The full-bath has glass-enclosed shower and a wide sink. Looking down to the street, the roof deck garden extends longer than the length of front room below. There is room to grill and dine and to entertain on the new deck flooring. The screen door will let air onto the floor, keeping the whole triplex cool, and lowering energy cost.

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**Sixth Floor: *Penthouse Level of Triplex***

Up the spiral staircase from the fourth floor is a loft studio; currently, it used as a children's bedroom. Terrifically quiet, it looks out to both the rear gardens of the townhouses on block and the roof deck garden. The loft studio features a sink, carpeted floors, and a skylight at the top of the staircase.

**RENT ROLL**

<b>Apartment</b>	<b>Current Rent</b>	<b>Status</b>
#1 – Lower Duplex	Owner Occupied	
#2 – Floor-Through	\$3,410	Month-to-Month
#3 – Triplex	\$6,000	Expires 12/08
<b>Annual Estimated Income From Upper Floors</b>	<b>\$112,920</b>	



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**ESTIMATED EXPENSES**

Real Estate Taxes (2008-9)	\$ 15,806
Heat (Gas) - entire building	\$ 6,500*
Water & Sewer	\$ 2,500
Insurance	\$ 6,000

Total Expenses: \$ 30,806

\*Please note tenants pay their own heat and electricity.

**ADDITIONAL INFORMATION**

Year Built	1900 est.
Historic District	None
Landmark Status	None
Zoning	R7-2
Tax Class	I
Estimated Total Square Footage	5,100

**Price:** \$ 5,995,000

*Buyers* Call Cathy Connolly, *Buyer Specialist* – (212) 769-2900, ext. 219

*Brokers* Call Khatera Ahmad, *Showing Agent* – (212) 769-2900, ext. 221

*Negotiations* Call Dexter Guerrieri, *President* – (212) 769-2900, ext. 211

