

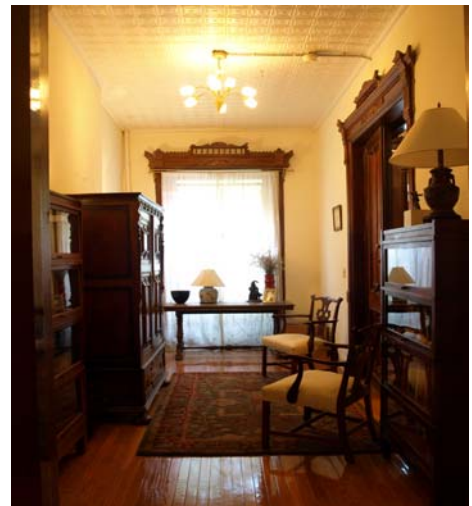


Tranquil Single-Family Brownstone
360 West 121st Street

Steps from Morningside Park!

Between Morningside Avenue and Manhattan Avenue

15' x 101' Built 58' deep





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DESCRIPTION

This four-story, single-family brownstone offers a pocket of calm, minutes from the Columbia University Campus. Lots of original detail lends this home charm: slat-wood shutters, wainscoting, fireplaces, ornate door frames and pressed-tin ceilings. This home caters to a family's needs with four full-baths, new hardwood floors, and an eat-in kitchen. Since the original floor vents are in place, it would be simple to convert the brownstone into a central air/forced hot air system. In the private garden, there is land to grow your own herbs and vegetables for sustainable, Green-conscious living. The block is lined with townhouses and low townhouses back up to the south-facing garden that allows sunlight to pour into the tall windows. Birds can be heard chirping down the breeze-brushed street in this residential neighborhood.

LAYOUT

Garden Level:

The front room, with an entrance under the stoop, features a pressed-tin ceiling, a fire place, and parquet floors. The rear eat-in kitchen has stainless steel counters and appliances. Off the kitchen is the private garden where a tulip tree shades a gravel path. If you would like to live Green and Earth-friendly, there is a planting area to grow vegetables and herbs; recently *The New York Times* covered the benefits to the environment provided by personal gardens. The Garden Level also has a full-bath and newly-installed cherry-stained wood floors. There are stairs to the cellar, as well as the original wooden staircase to the floors above.

Parlour Floor:

Enter up the stoop and through the tiled foyer. To the right is the entrance to the front room, with flower details etched into the wood moldings around the door frame. Straight ahead is a hallway to the back room --a grand dining room-- with 11' 2" high ceilings and a working, tiled fireplace. The soaring windows let in lots of sunlight which dances in reflection off the chandelier hanging from the patterned, pressed-tin ceiling. A full-bath, with a sink and new stainless steel fixtures, connects to the dining room. The entire level has brand new oak floors.

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Third Floor: *Master Bedroom Suite*

The front room has a 10'3" high pressed-tin ceiling, offering exceptional, versatile space. A gentle breeze comes off the quiet street through the open original wood-slat shutters. A decorative fireplace with fleur de lys interior matches the fireplace in the back room. Also, there is a hallway between them with built-in closets and pocket doors separating the space and an intercom is conveniently located here. The parquet floors feature a lovely trim. The back room is the master bedroom with a full-bath. Unique wood moldings crown the two tall windows. South light greets you in the morning, unobstructed by the neighboring townhouses.

Fourth Floor:

Open and loft-like, this level is perfect for kids' rooms. The slate-tiled full-bath has a skylight, and skylights also brighten the center hallway and stairwell. A ceiling fan circulates air across the whole floor. The front room has tall closets, and the rear has built-in shelving. Both have decorative fireplaces. There is an intercom on this floor as well. The light birch wood flooring brightens the entire level, giving it a welcoming vibrancy.

Cellar:

The cellar houses a washer and dryer, the mechanicals, and a handy front exit, which leads under the stoop and connects to the front exit from the garden level.

Note: This building's 1965 Certificate of Occupancy is for a seven unit, Class B building. However, there have been no tenants in the building for years. We would be happy to answer any questions regarding the process required to change the C of O to a one-, two-, or three-family home.



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ESTIMATED EXPENSES

Real Estate Taxes (2008-9)	\$ 2,340
Water & Sewer	\$ 400
Insurance	\$ 2,500
Electric and Gas	\$ 2,880
Total Expenses:	\$ 8,120

ADDITIONAL INFORMATION

Year Built	1929
Landmark Status	None
Zoning	R7B
FAR	1.78
Maximum Allowable FAR	3
Tax Class	2B
Estimated Total Square Footage	3,480 feet

Price: \$ 1,900,000

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