



Vacant, Luxury Mansion in the Making
45 West 84th Street

5 Story Blank Canvas on Park Block!
Between Columbus Avenue and Central Park West
18' x 102' Built 66' deep, with a 3-story extension





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DESCRIPTION

Like few cities, New York moves forward in the footprints of history. New lives and new families walk their way through icons of the past. Serenely nestled near Central Park, this five-story, vacant townhouse, built in 1889, has high-ceilings and open spaces which provide the new owner with the opportunity to make their own mark on the building's history.

The townhouse was once owned by an author, actress and international cabaret performer. She toured extensively across the globe, from the great cities of Europe to the palaces of the Middle East. With five-stories, there is space for generous entertaining rooms, multiple studies, a children's floor, and au pair housing. This townhouse is ready for your contractor! Stage one has already been completed for you. It has been taken back to all the studs, beams and brick walls. Buy it as is and complete the work. Or the seller will build to suit based either on your drawings or the architectural plans are already completed. This handsome townhouse with a stoop is awaiting your vision!

LAYOUT

Garden Level: The garden level makes for a comfortable family living area. From the top of the tall ceilings to hard-wood floor, the inviting front room glows with sunlight. The garden is lined with flower beds and petite trees; it is perfect for cozy Sunday brunches. As a single-family home, you could create a country kitchen and dining area with a sliding glass door to lead out to the garden. The current three-story extension has a dramatic double-height ceiling between the rear garden and parlour floors. Architectural plans calls for the current extension to be doubled in width.

Parlour Floor: *Owner's Entertaining Level*

Up the stoop you are greeted with very high ceilings and you immediately notice that this is a gem. All walls and beams have been exposed, creating a perfect blank canvas for the right owner to create whatever one wishes.



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Third Floor: *Owner's Bedroom Level*

At the top of the stairs is the door to the impressive master bedroom level. The low-lying houses along this quiet, Upper West Side block allow sunlight to pour into the front-rooms.

Fourth Floor:

The fourth floor drawings call for two additional bedrooms. The front area leads to a Juliet balcony with a metal railing that rests above a gargoyle's head. The rear area leads out onto a back terrace, a perfect spot for an easy Sunday morning of home-brewed coffee and H & H bagels.

Fifth Floor:

The townhouse's skylight gives the fifth floor an appealing brightness. The architectural plans call for two bedrooms on this level. Note that the FAR would be allow you to add a sixth floor sun room penthouse.

Basement:

The mechanicals are housed here. This level has been dug down an extra three feet, creating nine foot tall ceilings. It is large, open area that could be turned into an additional family or play room.



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ESTIMATED EXPENSES

Real Estate Taxes (2009-10)	\$ 22,532
Water & Sewer	\$ 2,500
Insurance	\$ 15,500
Total Expenses:	\$ 40,532

ADDITIONAL INFORMATION

Year Built	1889
Historic District	Yes
Zoning	R8B
FAR	2.97
Maximum Allowable FAR	4
Tax Class	2

Price: \$4,999,000 (*As is, before additional renovation*)

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