



Townhouse with Magnificent Side Windows that
Showcase 200 Feet of Garden Views!
338 West 84th Street

*Easy Conversion to Single-Family or Live in Triplex plus Isolated Garden Level Rental
Between West End Avenue and Riverside Drive
20' x 102' Built Full Depth on First Two Floors and 54' Deep on Top Two Floors*





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DESCRIPTION

How is it possible to fit the sprawling interior of an English manor house behind an Upper West Side brownstone façade? Ask the architect of this extraordinary home. By building all the way back on the first two levels and simply raising the garden up onto the roof of the second level, he added thousands of interior square feet without sacrificing outdoor entertaining space. Now you too can enjoy the fruits of this space-maximizing ingenuity – boasting generous indoor and outdoor living areas, this NYC brownstone lets you have your cake and eat it too.

The sheer depth of each room on the parlor level will take your breath away. The formal dining room is a masterpiece replete with original detail and drenched with light from a side bow window overlooking dozens of townhouse gardens. Original parquet floors, original fireplaces with hand-carved mantelpieces, and original wainscoting and paneling highlight the historical character of the property. Plenty of bedrooms ensure that even the largest family will have space to grow, while spacious sitting rooms make large-scale entertaining easy. Currently configured as an upper triplex and a separate garden level floor-through apartment, this property would be an extremely easy conversion to a single-family home.

A fun fact: this home is located on Edgar Allan Poe Street (West 84th Street). Just across the street was the Brennan Mansion, where Poe wrote one of his most famous works, “The Raven.” Indeed, this New York City brownstone’s dignified mahogany woodwork, giant fireplaces and hand-carved mantelpieces harken back to Poe’s era.



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LAYOUT

Garden Level:

Entering under the stoop, you find yourself in the wainscoted entryway. To your right is a front room with parquet flooring. The decorative fireplace is trimmed in beautiful Delft tile portraying Dutch countryside scenes in blue and white. The center of this level is a spacious room with exposed brick walls, as well as a kitchen which receives great natural light from side windows. The rear of this level houses a bedroom with two side windows and a child's room or nursery with one side window. A full bath is also found on this level. Currently a vacant floor-through apartment, this level would make a wonderful guest suite or can be easily renovated and reintegrated into a single-family home.

Parlour Level:

Up the stoop and across the marble threshold you enter the parlour level. The entryway is wainscoted and framed by interesting original latticework. To your right is the perfectly preserved front parlour. The floors are done in a tricolor parquet pattern. The oversized fireplace benefits from glazed tile trim and a white mantel with moldings in Roman style. The ceiling, with its molded garlands, continues this theme. Through white pocket doors you find yet another spacious sitting room at the center of the level. The floors are parquet and the fireplace is oversized with glazed tile trim. Original wood doorframes and windowframes are found here as well as throughout the parlour level. This room also includes gorgeous dark wood shelving, giving it potential for transformation into a grand library. The vast, bright formal dining room is like an English manorial banquet hall in both scope and décor. Dark paneling and coffered ceilings match the giant fireplace where two handcarved lions stand sentry. The most unexpected and charming attribute of this room, however, is its twenty feet of side bow windows. With a curving windowseat and a view of dozens of townhouse gardens, this unusual window turns the formal dining room



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into a showpiece. This view is one-of-a-kind because current zoning laws do not allow townhouses to be built this extraordinary depth. An eat-in kitchen is located at the far rear of the level, with wood-paneled walls and side windows right and left.

Third Floor:

The master bedroom is rounded by a bow front with two tall windows. Two-toned parquet flooring and a gas fireplace trimmed in brown glazed tile complete the décor. The center of this level is divided into two dressing rooms partitioned by pocket doors. The rear is a charming study with light wood paneling and pattern-bordered parquet. A full bath with a tub and shower adjoins this room. French doors lead from the study out to the elevated garden – a roof garden atop the parlour rear. This area overlooks an entire block of townhouse gardens and is large enough for rambunctious child play or elegant summertime entertaining. The frame of a party tent is currently erected as well, allowing you to cover the deck in case of rain or to string lights or lanterns to create a celebratory ambiance.

Fourth Floor:

A child's bedroom and a smaller room (currently used as a nursery) are found at the rear of this level. Both rooms feature hardwood floors and overlook the roof garden. The center of this level contains a full bath tiled in blue. A hallway alcove houses a washer and dryer. Two adjoining bedrooms with street-facing windows complete this story. The bedroom on the left adjoins an additional full bath and features parquet floors. Together, these rooms and bath would make a comfortable guest suite or suite for a growing child.

Cellar:

The building mechanicals are housed in the cellar. This level also provides plenty of storage space.



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ESTIMATED EXPENSES

Real Estate Taxes (2009-10)	\$ 15,605
Water & Sewer	\$ 1,500
Insurance	\$ 5,000
Total Expenses:	\$ 22,105

ADDITIONAL INFORMATION

Year Built	1910 est.
Approximate Square Footage:	5,488
Historic District	None
Zoning	R8B
FAR	2.69
Maximum Allowable FAR	4
Tax Class	1

Price: \$ 4,400,000

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