



Luxury Elevator Townhouse on Museum Block
Custom Renovated, Unlike Any Other On the Market!

141 West 81st Street

Between Columbus Avenue and Amsterdam Avenue

19' x 102.17' Lot, Built 64' deep, with a 3-story extension



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DESCRIPTION

Custom renovated in 2006, this Queen Anne townhouse offers five stories of contemporary luxury. Bold lines, a striking black and white palette, and plenty of natural light excite the eye. The elegant structure of this historic home is used to architectural advantage – bow windows, cathedral ceilings, original beams and exposed brick are found throughout. Natural light and arresting geometry add interest to every room. The completely round kitchen is like nothing else in New York. The dramatic second floor includes a floating walkway open to the floor below. The outdoor spaces are as generous and modern as the rest of the property. The upper unit benefits from a duplex terrace/roof deck, while the lower unit's custom landscaped garden includes not only a dining area and built-in barbecue but also an adorable miniature garden cottage. A keyed, windowed elevator makes each unit accessible.

You can easily reconfigure this house into your dream single-family home. Indeed, the current owner designed this luxury renovation to accommodate a seamless transition to a single-family. However, you may also prefer to live in the owner's garden triplex/quadruplex and receive top-dollar rental income from the upper luxury duplex.

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LAYOUT

Lower Triplex/Quadruplex

Basement:

Down tile stairs you reach the basement. The center storage room is currently used as a wine cellar. A laundry room and a home office are found nearby. The building mechanicals and general storage are also found on this level.

Garden Level:

A curving foyer leads from the private front vestibule into the central dining room. Recessed lights, exposed brick, and an open floor plan create subtle elegance. A round, contemporary powder room is tucked away nearby. Wrapped inside this level's bow front is a must-see kitchen in the round. A convex pantry and counter surround top-of-the-line, stainless steel Miele appliances. A bow window lets natural light flood inside. The rear of this level is a bright living room with curved windows, exposed brick, rustic beams, and a soaring double-height ceiling. From here, French doors open out into the garden. The rear extension is currently a piano room with recessed lighting and another garden entrance. Outside, you will find everything you need for intimate barbecues or larger-scale entertaining. The deck is spacious enough for any party and the barbecue is built-in. A rock garden and planters soften the space, while a fully furnished, shared miniature garden cottage offers an intimate retreat.

Parlour Floor:

Enter up the handsome classical stoop. The center of this level is a floating walkway open to the living room below. Floor-to-ceiling bookshelves with lit niches for *objets d'art* line the only solid wall. The front bedroom has a bow window and exposed brick. The rear of this level is currently a home office flooded with natural light. A full bath is also found on this level. Up a glass-walled staircase from the floating walkway you reach the third floor.

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Third Floor:

Through a black pocket door you find the master bedroom. This space is boldly designed in black and white, with a bright bow window and exposed brick walls. The adjoining full bath with tub features a double vanity and glass shower. The center hallway gives keyed elevator and stair access, as well as providing closet storage. The rear bedroom boasts curved windows, a walk-in closet, and an en-suite bath. A light-filled home office occupies the extension.

Upper Duplex

Fourth Floor:

From the elevator or stairs you enter the upper duplex. A full-length built-in wall seat is a contemporary adaptation of the traditional townhouse bench. The front bedroom has three windows, exposed brick, and an adjoining full bath with textured tiles. The rear living room is brightened not only by its curved rear windows but also by a light shaft from the floor above. Hardwood floors and exposed brick continue here. The extension is currently used as a home office but could house another bedroom. An additional full bath with a glass shower is found on this floor. The washer and dryer are hidden nearby.

Fifth Floor:

The front bedroom on this level boasts high cathedral ceilings, exposed brick walls, and an en-suite full bath. In the center of the level you find the kitchen, with its state-of-the-art appliances, including a wine refrigerator. A skylight brightens the open dining area. The rear living room is made rustic by beamed ceilings and exposed brick. French doors lead outside to the rear dining terrace. An external staircase connects this terrace to the roof deck, creating a two-level outdoor entertaining area to rival any in Manhattan.

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ESTIMATED EXPENSES

Real Estate Taxes (2010-11) \$57,079

ADDITIONAL INFORMATION

Year Built	1900 est.
Historic District	Yes
Zoning	R8B
FAR	3.4
Maximum Allowable FAR	4
Tax Class	1
Approximate Square Footage:	6,593

Price: \$6,300,000

Buyers Call Cathy Connolly, *Buyer Specialist* – (212) 769-2900, ext. 219
Brokers Call Nicole Green, *Sales Representative* – (212) 769-2900, ext. 221
Negotiations Call Dexter Guerrieri, *President* – (212) 769-2900, ext. 211