

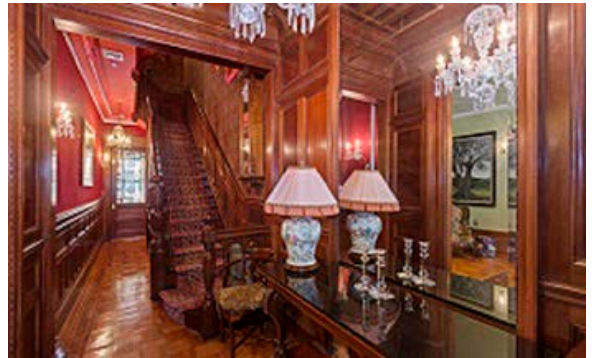


## Magnificent Single-Family Townhouse With Enhanced Old World Details

131 West 69<sup>th</sup> Street

Between Broadway and Columbus Avenue

*18 x 100.42', Built 67' Deep*



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### DESCRIPTION

Part of a sophisticated row designed by renowned architects Thom and Wilson, this late nineteenth-century townhouse has been brilliantly restored to its intended single-family glory. Generously appointed with rich wood wainscoting, paneled high ceilings, border-inlaid hardwood floors, and large windows, each of the five floors has a sense of openness and grandeur.

There are six fireplaces throughout as well as a magnificent staircase that connects formal entertaining spaces and private family bedrooms on the upper floors. A beautiful chef's kitchen, climate-controlled wine cellar, and two outdoors spaces including a private roof deck off the master suite and a lovely rear garden complete this must-see home. Additionally, no expense was spared on the recently redone stoop and façade, boasting an attractive combination of Roman brick and Renaissance stylings that adds to the quintessential Upper West Side streetscape found on this desirable block.

The townhouse is located within walking distance of Central Park, Lincoln Center, world-class schools, classic neighborhood eateries, and all major transportation hubs.

### LAYOUT

#### **Garden Floor:**

Under the lovely front stoop is the entrance to a handsome guest suite with original Ash wainscoting, wood burning fireplace, and a private full bathroom. The rear of the garden level is an outstanding eat-in chef's kitchen. Pass through the mullion glass pocket door and behold Clive Christian oak cabinetry, granite countertops, reclaimed antique oak floors and beams, and a pressed copper ceiling. Equipped with double sinks, SubZero refrigerators, top-of-the-line Wolf range, and access to the dumbwaiter, entertaining guests in this kitchen will be a joy. Also found on this floor is a light-filled home office that offers access to the well-kept garden through sliding glass doors.

#### **Parlour Floor:**

Enter from the stoop through double doors into a mud room and entrance hall with a mahogany coffered ceiling, trim, and ornate mirror. Continue on through floor-to-ceiling pocket doors to an impressive 37-

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foot double parlour with wood burning fireplace, nesting oak window shutters, and original oak floors with inlaid marquetry basket weave border patterns. A centralized guest closet and powder room link the front parlour to the formal dining room in the rear. An etched glass-panel door graces this fabulous entertaining space along with a gorgeous mural and a fireplace surrounded by luxurious oak. The floor is rounded out by a full-sized modern kitchen including granite countertops and a dumbwaiter.

### **Third Floor:**

This floor has a spacious front bedroom with original inlaid oak floors, large windows, decorative moldings, and a fireplace. The private suite also contains two large closets and a full bathroom. Another light-filled living room, or possible bedroom, occupies the rear of the third floor. Trimmed in charming bird's eye maple, highlights include a wood burning fireplace, original stained glass transom, full bathroom, and separate laundry room.

### **Fourth Floor:**

The fourth floor contains a floor-through Master Suite. The front bedroom features a fireplace and nesting oak window shutters. An impressive dressing area/walk-through closet links the bedroom to a rear study and marble bathroom with glass enclosed shower, a whirlpool tub and radiant flooring. There is also a private decked terrace accessible from the study.

### **Fifth Floor:**

Ascend the stairs to the top floor to bask in the sunlight flooding in from the huge central skylight. Including two bedroom suites, both the front and rear of this floor have private sitting rooms, large closets for storage or linens, and renovated bathrooms with subway tile and more skylights.

### **Cellar:**

This fully finished cellar features a family recreation room perfect for screening movies or setting up a home gym. The room also provides garden access and leads to a customized climate-controlled wine cellar that accommodates more than 1,750 bottles. A cedar closet, full bathroom with stall shower and separate rooms for storage, laundry, and mechanicals round out this floor.

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### ESTIMATED EXPENSES

Real Estate Taxes (2016-17)	\$67,016
Electric	\$6,101
Water and Sewer	\$1,894
Gas	\$1,937
Insurance	\$20,484
Total	\$97,432

### ADDITIONAL INFORMATION

Year Built	1882
Historic District	Yes
Zoning	R8B
FAR	2.98
Maximum Allowable FAR	4
Tax Class	1
Approximate Square Footage	5,500

**Price: \$11,500,000**

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

*Lauren Cotten, Buyer Specialist – (212) 769-2900, ext. 214*

*Brokers Call: Our Sales Team – (212) 769-2900*

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