



Quintessential Upper East Side Single-Family with  
Extra Deep, South-Facing Garden  
Sophisticated, Sunny, and Ideal for Entertaining

208 East 62<sup>nd</sup> Street  
Between Second and Third Avenues  
*18.75' x 100.42', Built 48' Deep*





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### DESCRIPTION

This four-story, single-family elevator townhouse is in mint condition and move-in ready. Renovated with comfort and gracious entertaining in mind, everyone will feel welcome in the formal living and dining rooms that overlook the garden through floor to ceiling windows, as well as in the library with custom-built mahogany shelves. Enjoy three large sun-drenched bedrooms, a nursery, three full and two half-baths, eat-in-kitchen with cork flooring and a butler's pantry, and an outstanding south garden originally designed by Edwina von Gal. With four working fireplaces, a central music system, and Nulux art lighting throughout, sophistication and elegant design abound. Note that the available FAR could allow you to add significant additional square footage.

Located in the coveted Treadwell Farm Historic District, 208 East 62nd Street is near wonderful restaurants, iconic shopping, and a plethora of cultural activities. Access to transportation is ideal as the townhouse is only two blocks from major subway lines including the new Q train that runs along Second Avenue.

### LAYOUT

#### **Garden Floor:**

Pass through the vestibule and foyer to access the elegant main stairwell, and the entertaining hub of the townhouse – a well-appointed kitchen and grand formal dining room. The stylish kitchen has granite countertops, cork flooring, and is laid out to optimize every inch of valuable storage space. With top-notch appliances, including a Wolf range and oven, SubZero refrigerator, Miele dishwasher, and a reverse osmosis drinking water filtration system, dinner parties will be a dream! Beyond the kitchen, pocket doors create a butler's pantry with access to an elevator that discretely travels all the way from the top floor to the cellar.

The formal dining room is situated at the rear of the garden floor. Incredibly spacious and sunny, the room has a stately marble fireplace and floor-to-ceiling French doors that lead to the delightful, well-manicured garden. The garden has a fountain, centrally-connected gas barbeque, extensive

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landscape lighting, and an automatic irrigation system.

**Parlour Floor:**

Ascend the stairs, and you will be greeted by a wide central landing, incredible ceiling height, beautiful moldings, and rich mahogany accents. The elegant living room boasts a handsome fireplace and a wall of French doors that open to a charming terrace overlooking the garden. The parlour front contains an elegant library with three large windows, a beamed ceiling, and custom built-in mahogany bookcases. A powder room, additional private butler's pantry, and the elevator can be accessed near the central landing.

**Third Floor:**

In the rear of the townhouse, you will find a generous master bedroom. With large windows that allow sunlight to gently pour in and another lovely fireplace to cozy up to, this room is a tranquil, private retreat. A handsome dressing area links the bedroom with the luxurious master bathroom that features his and hers sinks, a bidet, central tub, and a two-headed shower. There is also a smaller front bedroom on this floor that can serve as a nursery or home office.

**Fourth Floor:**

Two additional bedrooms are on this floor. The sizeable sunny rear bedroom has two closets, large windows, a Juliet balcony, and a private bathroom. It also has the potential to be a guest suite with private elevator access by simply closing a door to the central hallway. The front bedroom includes a fireplace, walk-in closet, and lovely limestone bathroom.

**Cellar:**

The cellar is pristine. It is dry, well-insulated, and configured for plenty of storage. In addition there is a laundry room with two utility sinks, a staff bathroom, and well-maintained mechanicals including a Weil-McLain boiler with a new low water cut-off.

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**ADDITIONAL INFORMATION**

Year Built	1870 (est.)
Historic District	Yes
Zoning	R8B
FAR	2.3
Maximum Allowable FAR	4
Tax Class	I
Real Estate Taxes (2016-17)	\$66,520
Approximate Square Footage	3,705

**Price: \$9,970,000**

*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*