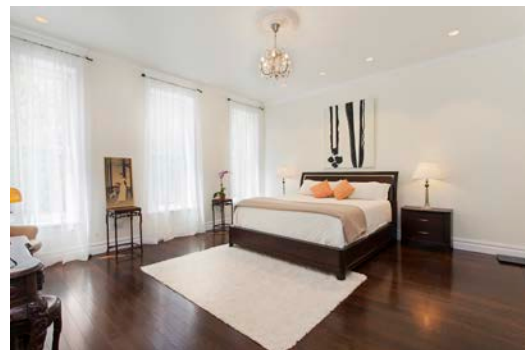




Single-Family Townhouse
Newly Renovated with Loft-like Parlour Floor

154 West 73rd Street
Between Columbus and Amsterdam Avenues
20' x 70' Built, Lot 102.17' deep





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DESCRIPTION

This fully renovated 20-footer with South garden near Lincoln Center is move-in ready!

You'll notice the attention to detail the minute you take off your shoes and feel the radiant warmth from these gorgeous floors. Leveled during the renovation, this stained quartersawn white oak floor with radiant sub-floor heating system provides luxurious underfoot heat throughout the house.

This parlour floor has an amazing open feel that is almost loft-like. Between the tall ceilings and ability to see all the way to the back of the building, this is a perfect space for entertaining.

Plentiful light, fresh air, and warmth flow through every floor. Original woodwork can be found throughout the house, including mirrors, wainscoting and stair banisters, which were all meticulously stripped to remove the old leaded varnish. The new stairs are sturdier and wider than most townhouse staircases, but retain the same look due to the original banisters, newels, and posts. The attention to detail even includes the custom doors: the colorful doorknobs have been wrought from beautiful gemstones and minerals.

The building features a Mitsubishi fresh air Energy Recovery ventilator system, which maintains a constant flow of fresh air through the carefully insulated building while recapturing the discarded heat in the winter and the discarded cool air in the summer. An IQ Air microfilter system provides additional filtration of incoming air. The central Carel steam humidifier adds humidity to the incoming air in the dry winter months. New and reinforced beams were installed during the recent renovation to accommodate a future elevator south of the staircase. A central alarm system protects the house. Ceilings are all spring-mounted double sheetrock, which reduces sound transmission and provides greater fire protection.

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LAYOUT

Garden Level:

This floor includes its own kitchenette with cabinets of wenge wood, stainless steel appliances, a Liebherr refrigerator, a Bosch dishwasher, and a Smeg gas stove. Use this level as a den, home office, play area, home theater, or guest quarters. A glass door leads to a garden with planter boxes and ample sunlight, where a tall and beautiful apple tree blooms. This floor has a double-door entrance to the street, which lets out under the stoop, providing separate access for guests, office visitors, deliveries, or staff.

Parlour Level:

This airy, spacious parlour combines original details with modern style and convenience. Simple, stylish Artemide lighting fixtures brighten the room without being obtrusive. Majestic original book-matched mahogany doors from the original parlour now adorn the entry coat closet. Two floor-to-ceiling mirrors, with original woodwork, amplify the feeling of openness on this floor.

The kitchen is located in the parlour rear to take advantage of the tall ceilings on this floor, allowing the family to use the nicest floor in the house for the majority of their dining and gathering. This state-of-the-art teak kitchen is outfitted with all-new stainless steel appliances: a Bosch dishwasher, a Miele speed oven, a refrigerator and oven (including gas broiler) by Viking Professional, and a Scholtes 5-burner gas range. Just beyond the kitchen is a half-bath in marble with a Lefroy Brooks faucet. Glass doors from the kitchen lead to a terrace for outdoor dining and stairs down to the garden. Windows in the kitchen and half-bath, as well as the two tall windows at the front of the house, add to the plentiful light on this floor.

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Third Floor:

This floor contains two bedrooms, both with full baths. The bathroom in the rear bedroom contains a washer/dryer, while the bathroom in the front bedroom features a heated towel bar and a luxurious six-foot Tea-For-Two soaking tub. Bathrooms include designer tile from Ann Sacks, with fixtures by Waterworks and Lefroy Brooks and toilets by Toto. Bedrooms on all floors have three large windows with remote control blackout shades that may be timer-operated. The front bedroom features another floor-to-ceiling mirror with original woodwork. The rear bedroom leads out to a garden terrace. As this is the third floor, the custom doors have three panels in them, with unique and vibrantly-colored doorknobs.

Fourth Floor:

Currently, the master bedroom and a children's room occupy this floor. The master bedroom at the rear of the house is unique because it contains separate his-and-hers bathrooms. Cedar-lined closets line an entire wall of the children's room. Notice the four-paneled custom doors, indicating the fourth floor.

Fifth Floor:

Sunshine from a grand double-paned skylight beams down to the top floor where the current owners have two offices that may be used as bedrooms. The rear room includes a kitchenette, and a half-bath spacious enough to easily install a shower. The bright, airy front room features a sloped ceiling, which makes the ceiling feel even higher and loft-like—think SoHo, or an art studio with radiant light. It also features a full bath with oak floors.

Roof:

This roof deck is rare in that it makes use of the entire roof, rather than just the front or the back. All of the roof decking material is lead-free. Plants and flowers adorn the space, making it a haven for sunbathing, family barbecues, and morning yoga routines.

Cellar Level:



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This fully finished cellar is clean and dry, with tan ceramic tile that creates a warm feeling. With its unusual eight-foot ceilings and two windows, this cellar invites additional use; it could easily function as a game room, wine storage, or personal gym.

The mechanicals of this house, which reside at either end of the cellar, are nothing short of impressive. A Fujitsu system provides efficient air conditioning with individual thermostats in 8 zones. A three-stage whole-house water filtration system filters out sediment, chemicals, heavy metals and lead, while a supplemental pump system insures quality water pressure even on the top floor bathrooms—a rarity in townhouses. The boiler is a stainless steel German Viessmann Modulating Boiler, sometimes called “the Mercedes of boilers,” This remarkably efficient boiler, combined with efficient sub-floor radiant heat which provides luxurious warm floors and rooms while not wastefully heating air at the ceiling level, with the result that the actual heating bill was only \$4,200 for the past year.

For buyers concerned about social responsibility and the environment, the Viessmann system, heating both the house and all the domestic hot water, consumed only 3,551 therms of gas for the entire past year, which is a smaller carbon footprint than a couple flying round-trip in business to Europe, and less than half of a typical brownstone. And the recessed Lightolier LED lights consume a fraction the energy of incandescent bulbs.

The four-pipe plumbing system, including a return hot water pipe, recirculates hot water to ensure that hot water is quickly available throughout the house. The entire house is wired with Cat 6 ethernet cable for gigabit speeds. The entire house is fully sprinklered, not required for single-family homes, but the gold standard for personal safety.



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ESTIMATED EXPENSES

Real Estate Taxes (2016-17)	\$ 88,861
Heat (gas)	\$ 4,202
Electric	\$ 5,623
Insurance	\$ 4,100
Total	\$ 102,786

ADDITIONAL INFORMATION

Year Built	1910
Historic District	Yes
Zoning	R8B
Built FAR	2.83
Maximum Allowable FAR	4
Tax Class	I
Approximate Square Footage:	6,300 (excluding a finished basement)

Price: \$ 11,900,000

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