



Sun-filled, Elegant Single-Family Townhouse Historic Details Infused with Contemporary Design

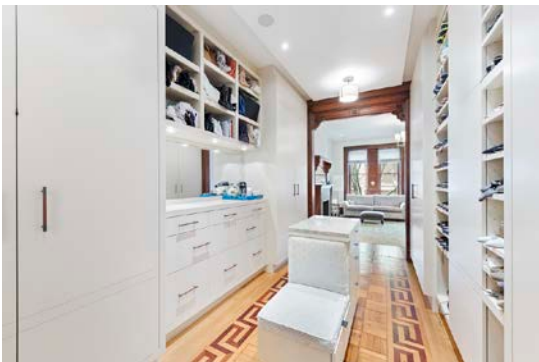
121 West 85th Street
Between Columbus Avenue and Amsterdam Avenue
18'x51' Built, 97.5' deep





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DESCRIPTION

Located in the heart of the West 80s, this townhouse has six levels of living space and is an excellent balance of traditional features and modern amenities. Fully renovated in 2006, with a complete kitchen and bathroom update in 2012, this townhouse has been enhanced with the utmost care. Much of the original detailed woodwork has been kept intact including parquet floors, moldings, mantelpieces, transom windows, and banisters. Select panels and doors have also been repurposed within the house to meld the old and the new.

Boasting soaring ceilings and light-filled rooms, this home is warm and welcoming. It features six fireplaces, a top-of-the-line kitchen with Miele and Viking appliances, a grand master suite, home gym, and a 1,000 bottle wine cellar. There are also several outdoor spaces including private terraces on the third and fourth floors, a multi-level back deck off the parlour floor, and a rear garden with tidy paver stones and mature trees.

Due to the fact the owner insisted on custom renovations, the quality of materials and attention to detail is second to none. You'll never find this level care with a developer-renovated home.

LAYOUT

Garden Level:

A private, gated entrance under the stoop leads to a hospitable foyer with built-in seating and storage where one can transition out of the hustle and bustle of the city. The garden front room is flooded with light and features a fireplace. It can serve as a guest room or home office. Adjoining it is a galley style kitchen with full-size appliances and a lovely glass tile backsplash. The remaining two-thirds of the floor flows into an open family room with exposed brick, custom shelving, and glass doors that access the garden. There is also a

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renovated full bath on this floor.

Parlour Level:

As you enter the parlour level, pass through double doors and the vestibule into a graceful entrance hall complete with original wainscoting, ornately carved mirror and bench, and a splendid staircase. Townhouse aficionados will appreciate the details and level of care that went into preserving much of the woodwork on this floor. Journey into the parlour front and behold soaring ceilings, an exquisite original hearth and mantelpiece, and stained glass transom windows. The formal dining room also maintains a sense of traditionalism with another fireplace and wide chair rail. More double doors lead to a sunlit eat-in kitchen at the rear of the floor. With clean lines, top-notch appliances, and a view into the garden below, this kitchen will bring joy to professional and amateur chefs alike.

Third Floor:

The third floor contains a floor-through Master Suite. The well-appointed rear bedroom features an original fireplace and French doors that lead to a private terrace. The master bathroom is an oasis decked in modern amenities including floor to ceiling marble tile, a soaking jacuzzi tub, steam shower, and double vanity. A modern dressing area with his and hers closets, dedicated shoe storage, wet bar, and gorgeous original flooring connect the bedroom to the front sitting room. The front room boasts three large windows and another wonderful fireplace.

Fourth Floor:

A sizeable sunny bedroom with original moldings and fireplace occupies the front of this floor. A full bath can be accessed from both the front bedroom and the hallway. The rear of the floor has a sleek home office with custom cabinetry and wall-paneling. There are also French doors that access another private rear terrace. An oversized walk-in linen closet completes the floor.

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Fifth Floor:

Ascend the stairs to the top floor and you'll find two more generous bedrooms. Each bedroom has ample closet space and gets amazing light from large windows and skylights. There is also a full bath, laundry room, and a centralized open area for a playroom or small den.

Cellar Level:

This finished basement hosts a recreation room, gym, half-bath, and a fabulous 1,000 bottle wine cellar. There is abundant organized storage space and a separate room for mechanicals.

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ESTIMATED EXPENSES

Real Estate Taxes (2017-18) \$31,279

ADDITIONAL INFORMATION

Year Built	1899 (est)
Historic District	Yes
Zoning	R8B
FAR	2.3
Maximum Allowable FAR	4
Tax Class	I
Approximate Square Footage:	5,141

Price: \$9,245,000

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