



Exquisite Single-Family Townhouse in the Heart of Lenox Hill
"Secret" Jones Wood Garden Is Your Backyard

5 Additional Private Outdoor Spaces and an Elevator

159 East 65th Street

Between Lexington and Third Avenue

18'6" x 100'5" Lot, Built 45' deep



VANDENBERG—The Townhouse Experts · LICENSED REAL ESTATE BROKER

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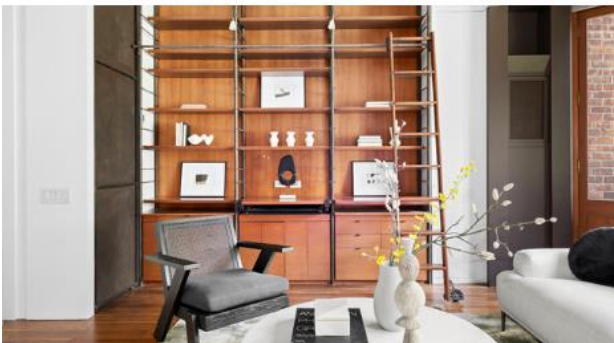
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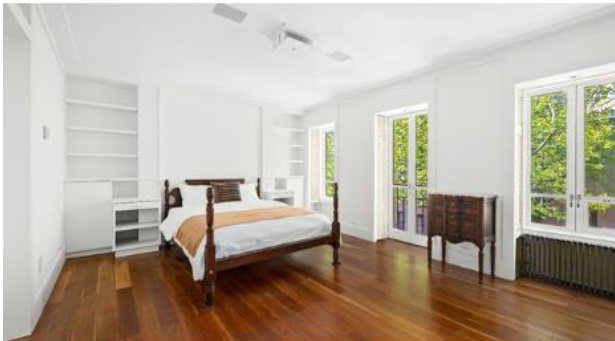
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DESCRIPTION

Natural light and clean lines abound in this refined single-family townhouse. Boasting soaring ceilings, elegant entertaining rooms, newly refinished and stained cherry floors, five bedrooms including a floor-through primary suite, and an elevator, 159 East 65th Street is a hidden gem in Lenox Hill.

Artistically gut-renovated to the highest quality of the time, you can feel the luxury and thoughtful design in every room of the townhouse. The outdoor spaces are among the most unique in New York City. In addition to a blue-stone patio, parlour and third floor balconies, and two roof terraces with skyline views, the townhouse has private access to Jones Wood Garden. These private gardens are beautifully landscaped and manicured with the utmost care and elegance. Only 12 Upper East Side townhouses have access to this majestic outdoor area.

Garden Floor

A handsome gate and forecourt usher you to the entrance of this lovely townhouse. A vestibule with slate floors and a custom stained glass pivot door welcome you and open to a formal receiving room. There, a staircase with custom one-of-a-kind metal banisters spanning all five floors sculpted by renowned artist Dimitri Gerakaris and an elevator rising to the upper floors. Beyond the receiving room lies a front bedroom with an ensuite bathroom, and to the rear of the floor is a generous eat-in kitchen. Highlights include: a central island, two wall ovens, large cooktop and grill, double refrigerator, push latch cabinetry, a gas fireplace, and a dumb waiter that reaches to the third floor. A wall of sliding glass doors at the rear of the kitchen reveal the townhouse's private patio and the gorgeous landscaping, fountains, and open air of Jones Wood Garden. It is truly like having a park for your backyard.

Parlour Floor

The parlour floor is an entertainer's delight. A bright, formal dining room with a huge bay window and fireplace sits at the front of the floor. A wet bar is adjacent to the dining room. The rear of the parlour is

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an elegant sitting room. It features another fireplace surrounded by library shelves as well as a wall of windows that provide a sweeping view of the lush gardens. Two doors situated in the corners of the room access a balcony.

Third Floor

The primary suite occupies the third floor of the townhouse. A bedroom sits at the rear of the floor and boasts a fireplace, built-in shelving, and three sets of French doors that open onto a private balcony overlooking the gardens. A customized dressing area with cedar closets connects to the bathroom at the front of the floor. Sunny and sleek, the bathroom features a soaking tub, commodious shower stall, and WC with a bidet.

Fourth Floor

The fourth floor is configured with two gracious bedrooms, front and back. Each has three windows and is designed with built-ins for a clean-line aesthetic. A full bathroom completes the floor.

Fifth Floor

The stairway up to the fifth floor serves as a winter garden by utilizing the energy and natural light of a central skylight. A beach retreat vibe and flexible spaces are found at the apex of the townhouse including a possible fifth bedroom or home office as well as a solarium. There is also a full bathroom. Front and rear terraces enhance the indoor/outdoor opportunities on the fifth floor while also offering tremendous city views.

Cellar

The townhouse cellar is vast and tidy. It hosts a front mechanical room, separate laundry area with ample space for commercial machines, and a handy/craft area for tools and a woodworking bench. There is also a large doggy shower and mud room.

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ESTIMATED EXPENSES

Real Estate Taxes (2023)	\$80,856
Insurance	\$40,953
Gas & Electric	\$24,525
Water & Sewer	\$825
Total	\$147,159

ADDITIONAL INFORMATION

Year Built	1899 est.
Zoning	R8B
FAR	1.95
Maximum Allowable FAR	4
Tax Class	I
Approximate Square Footage:	3,978 est.

Price: \$ 9,850,000

Contact:

The Vandenberg Team

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(212)769-9600

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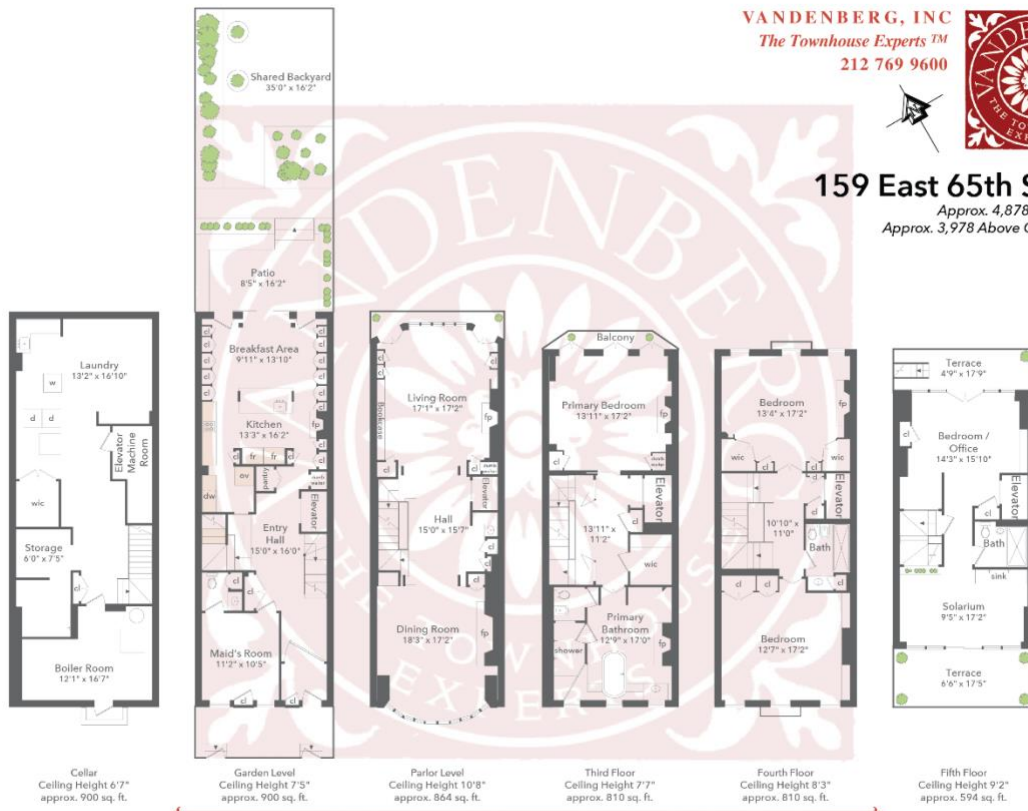


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159 East 65th Street
 Approx. 4,878 Total Sq. Ft.
 Approx. 3,978 Above Grade Sq. Ft.



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