



Contemporary and Completely Gut-Renovated Three-Family Townhouse  
Extraordinary Owner's Quadruplex  
163 West 95<sup>th</sup> Street  
Between Columbus Avenue and Amsterdam Avenue  
*18' x 100', Built 58' Deep*



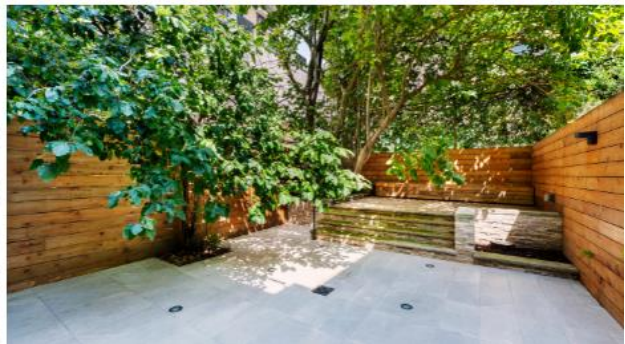
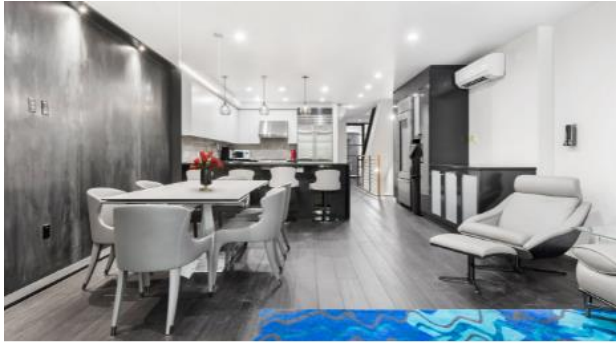
VANDENBERG—The Townhouse Experts · LICENSED REAL ESTATE BROKER

251 WEST 72<sup>ND</sup> STREET · UNIT 2F · NY · NY · Phone 212.769.9600 · [TownhouseExperts.com](http://TownhouseExperts.com)

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DESCRIPTION

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Beyond the restored façade of 163 West 95th Street is a completely reimagined townhouse experience. From the 5-bedroom owner's unit to individual studio apartments on the upper floors, the interior spaces are floor-to-ceiling clean lines and easy, accessible living. Thoughtful details of the gut-renovation include: spa-quality baths with towel warmers and luxurious fixtures, hard-wired smart home systems, Mitsubishi AC units in each room, and radiant floor heating everywhere.

The townhouse is pristine, move-in ready, and in proximity to express subways, boutique dining and major retail, and iconic Central Park.

### LAYOUT

#### Owner's Quadruplex: Parlour Floor

The main townhouse vestibule offers three directions: up a primary staircase to top-floor units, through a private entrance to a bedroom suite within the owner's unit that boasts a full kitchenette, or to the foyer of the owner's quadruplex.

Beyond the foyer, the parlour floor features a stunningly large formal living room with amazing ceiling height and natural light streaming in from two large windows and French doors that open onto a terrace. A sleek staircase with "squeak-proof" stone steps leads to more of the quadruplex, and a pop of orange color on some cabinets in a powder room off the main hall complete this floor.

#### Owner's Quadruplex: Garden Floor

An entrance under the stoop leads to a sizable mudroom that is organized for both residents and guests to truly leave the city at the door. A guest bedroom at the front of the floor is

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stylishly appointed with large windows and custom closets. It has a luxurious ensuite bath complete with Toto Washlet toilet.

The rear of the floor opens up to an informal entertaining and dining space. It is set against the backdrop of a distressed steel wall and large windows and doors overlooking the garden. The great room also features a gourmet kitchen that is well-equipped with a 4-burner Wolf range, 2 SubZero refrigerators, a Miele dishwasher, and a Miele food warmer. There is also a powder room on this floor.

The private rear garden contains several crabapple trees and is surrounded by Ipe fencing. It is also hardscaped with built-in lighting.

### Owner's Quadruplex: Finished Lower Level

All thoughtful details and renovations—including an under-rail light on the staircase leading down—continue to the finished cellar level. The majority of the floor is occupied by a family room with built-in entertainment center and a bar area with refrigerator. The rear of the cellar contains a laundry room, full bathroom, and separate tidy mechanical rooms.

### Owner's Quadruplex: Third Floor

The third floor hosts a master bedroom suite as well as two cleverly designed family bedrooms. The master suite is situated at the rear of the floor and is an oasis of calm with generous windows, tall ceilings, and a tidy walk-in closet. The master bathroom incorporates earthy elements with a rock backsplash on the double vanity and throughout the shower stall.

Two bedrooms located at the front of the floor are fun and inviting, while also maximizing the space. Each features custom-built bunk beds with lounge space, a desk, and ample closets and shelving. The bedrooms share a full bathroom with unique blue basins and wood accents.

### Fourth Floor: Two Studio Apartment

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The primary staircase in the townhouse provides access to the fourth floor where the gallery is flooded in natural light from a stained-glass skylight. The gallery serves as an entryway to two identical studio apartments at front and rear. Each apartment boasts the clean lines and contemporary finishes of the owner's unit and includes three large windows, kitchen with countertop bar and stainless-steel appliances, plus a full bathroom with skylight. There is also ladder access to the roof on this floor.

### ESTIMATED EXPENSES

Real Estate Taxes (2021)	\$39,530
Insurance	\$6,100
Electric	\$4,000
Gas	\$2,000

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Water & Sewer \$850

**Total \$52,480**

**ADDITIONAL INFORMATION**

Year Built 1890

Historic District None

Zoning R7-2

FAR 3.53

Maximum Allowable FAR 3.44

Tax Class 2A

Approximate Square Footage 5,029 Total

Approximate Square Footage 4,180 Above Grade

**Price: \$6,750,000**

***Contact:***

**The Vandenberg Team**

**Inquiries@TownhouseExperts.com**

**(212) 769-9600**

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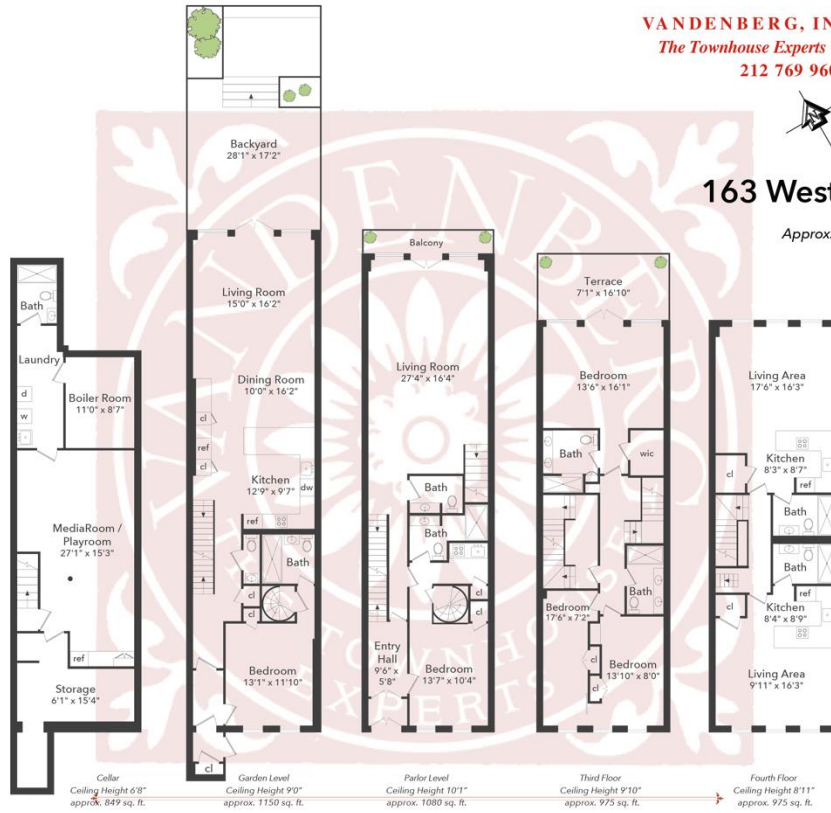


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163 West 95th Street  
 Approx. 5,029 Total Sq. Ft.  
 Approx. 4,180 Above Grade Sq. Ft.



THE TOWNHOUSE EXPERTS, LLC LICENSED REAL ESTATE BROKER

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