



Stylish Single-Family Midtown Gem
Walk to your Office in Midtown
Ideal for Entertaining

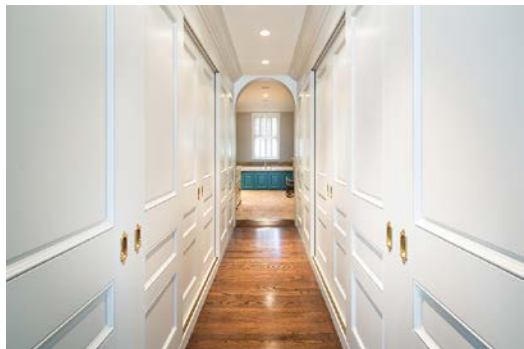
241 East 52nd Street
Between Second and Third Avenues
15' x 100', Built 45' Deep





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DESCRIPTION

This sophisticated townhouse in Turtle Bay is move-in ready. Boasting sun-filled rooms, a generous layout perfect for hosting large or intimate gatherings, and an amazing walled garden with cabana, this single-family home is the epitome of Midtown luxury.

Enjoy six working fireplaces, a chef's kitchen, wonderful ceiling height throughout, and elegant decor that is bold yet embraces traditional elements and is sure to suit any tastes. Additional amenities include an in-wall music system, state-of-the-art security and HVAC systems, and a 700 bottle wine cellar. Located within easy walking distance of prime Madison Avenue shopping, the 57th Street art galleries, and Grand Central Station, 241 East 52nd Street is a treasure.

LAYOUT

Garden Floor:

Enter this single-family home through a gated front yard and leave the hustle and bustle of New York City behind. The garden level is configured to maximize space and flow. A French farm-style kitchen is situated to the right of the foyer, and is separated from the main space by pocket doors. Featuring a plethora of cabinets and counter space, chefs can take full advantage of high-end appliances including a Viking range and hood, Miele dishwasher, and SubZero refrigerator. A small vestibule beside the kitchen accesses a powder room and coat closet. Moving to the rear of the floor, a spacious formal dining room with a fireplace and a wall of glass doors open to the huge garden. Ultra-private tall stucco walls, a new Mediterranean-style cabana that serves as an outdoor living room, and mature shade trees, make this garden truly outstanding.

VANDENBERG, INC. • *The Townhouse Experts*[™] • LICENSED REAL ESTATE BROKER

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Parlour Floor:

Classic townhouse living is on display throughout the formal parlour floor. A south-facing living room has a large stone fireplace and towering French doors that open to two Juliette balconies. Pass through an arched doorway to the library, or more casual family room. This rear room also has a fireplace as well as custom shelving and more French doors that open to a gorgeous terrace overlooking the garden.

Third Floor:

The third floor plays host to the grand master suite. Highlights include a sunny front bedroom, two fireplaces, dressing area with his and hers closets, separate WC with bidet, and a large jacuzzi tub. All windows are double-paned, and completely hush noise from the street below.

Fourth Floor:

The apex of the staircase is flooded with sunlight from an oversized skylight, and invites one to retreat to the peaceful bedrooms on this top floor. Both bedrooms have two large, double-paned windows, plenty of closet space, and full-size en-suite baths.

Cellar:

The townhouse cellar holds a large, custom-built wine cellar as well as a utility closet and additional storage.



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ESTIMATED EXPENSES

Real Estate Taxes (2016-17) \$35,782

ADDITIONAL INFORMATION

Year Built	1860 (est.)
Historic District	No
Zoning	R8B
FAR	1.79
Maximum Allowable FAR	4
Tax Class	I
Approximate Square Footage	2,700 (not including cellar)

Price: \$ 5,600,000

Rent: \$ 16,000/ month

Buyers Call: Cathy Connolly, *Lead Buyer Specialist* – (212) 769-2900, ext. 219
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