

Stylish 20-Foot-Wide Townhouse Nestled in the Heart of the UWS
Renovated Single-family Home Ideal for Entertaining
244 West 75th Street
Between West End Avenue and Broadway
20' x 102.17', Built 52' Deep



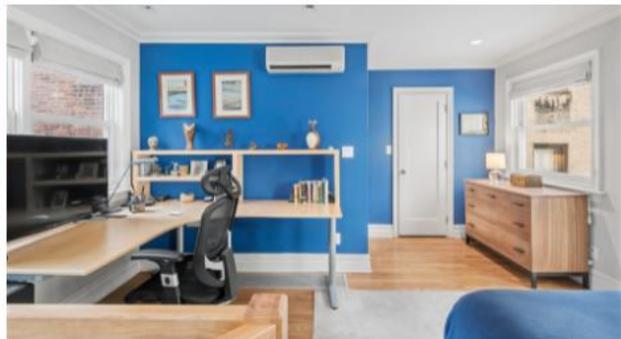
VANDENBERG—The Townhouse Experts · LICENSED REAL ESTATE BROKER

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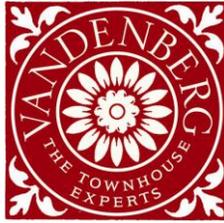


DESCRIPTION

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Steps from the hustle and bustle of Broadway, a stylish townhouse dating back to 1885 awaits. The building was completely renovated and restored to single-family glory in 2006. The parlour floor—with its romantic turret window—was updated in 2016 and boasts a beautiful open layout that melds sitting and dining spaces with a chef's kitchen.

Additional highlights include five bedrooms, four full and two half baths, a spacious recreation room with wet bar, three private terraces, and a large manicured garden.

The townhouse is located close to fabulous restaurants, express subway lines, and local landmarks including Lincoln Center, the American Museum of Natural History, and both Central and Riverside Parks. This is a turn-key, must-see property.

Garden Floor

The garden floor has a private entrance under the stoop. The front of the floor is occupied by a mudroom as well as a dedicated room for the townhouse mechanicals. The center of the floor hosts a generously-sized room that could serve as a home office or hobbyist studio.

The rear of the garden floor opens to a huge, sunken family room with space for media units, game areas, or even a home gym. There is also a wet bar, storage closets, plenty of windows, and direct access to the meticulously cared for garden. A powder room completes the floor.

Parlor Floor

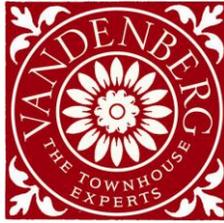
Pass through the entrance vestibule and bask in this magnificently renovated parlour floor. The layout was updated in 2016 and embraces an open-flow concept, which is ideal for entertaining. From the front living room you can see through the centrally located formal dining area and outstanding kitchen all the way to the rear terrace and sun-soaked garden. Doorways have been opened up for ease of access to the grand stairwell too.

The kitchen is both a showstopper and a workhorse. Boasting full-height custom cabinetry, marble and quartz countertops, a center island, and a large banquet for casual seating, the space is designed to handle anything and everything. Moreover, it is fully-equipped with top-of-the-line appliances including a large

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range, built-in microwave, and dishwasher. A large pantry and adjacent powder room are also located at the rear of the parlour floor.

Third Floor

A stately master bedroom suite occupies the rear of the third floor. In addition to the splendid ceiling height, large windows, and refined touches that include recessed lighting, the suite boasts a large private terrace. The master bathroom is adorned with beautiful Ann Sacks tile and amenities such as a soaking tub, steam shower, and radiant heat flooring.

Another bedroom, or potential home office, is situated at the front of the third floor. It has three large windows, a working gas fireplace, and ensuite bath.

Fourth Floor

The fourth floor hosts two spacious bedrooms that share a full bath, which is adjacent to the main hall. A linen closet and laundry room complete the floor.

Fifth Floor

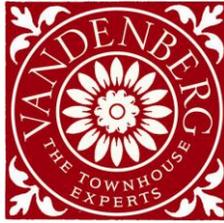
A spiral staircase leads to the apex of this townhouse, which is a half floor (Landmarks friendly) addition. It contains a bright room with an ensuite bath. A roof deck is accessible from the room, and the floor has a dedicated cooling system.

ESTIMATED EXPENSES

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Real Estate Taxes (2021)	\$55,771
Insurance	\$13,000
Gas/Electric	\$8,136
Water & Sewer	\$1,968
Total	\$78,875

ADDITIONAL INFORMATION

Year Built	1884
Historic District	West End-Collegiate Extension
Zoning	R8B
FAR	2.28
Maximum Allowable FAR	4
Tax Class	I
Approximate Square Footage	4,770

Price: \$7,195,000

Contact:

The Vandenberg Team

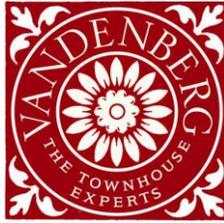
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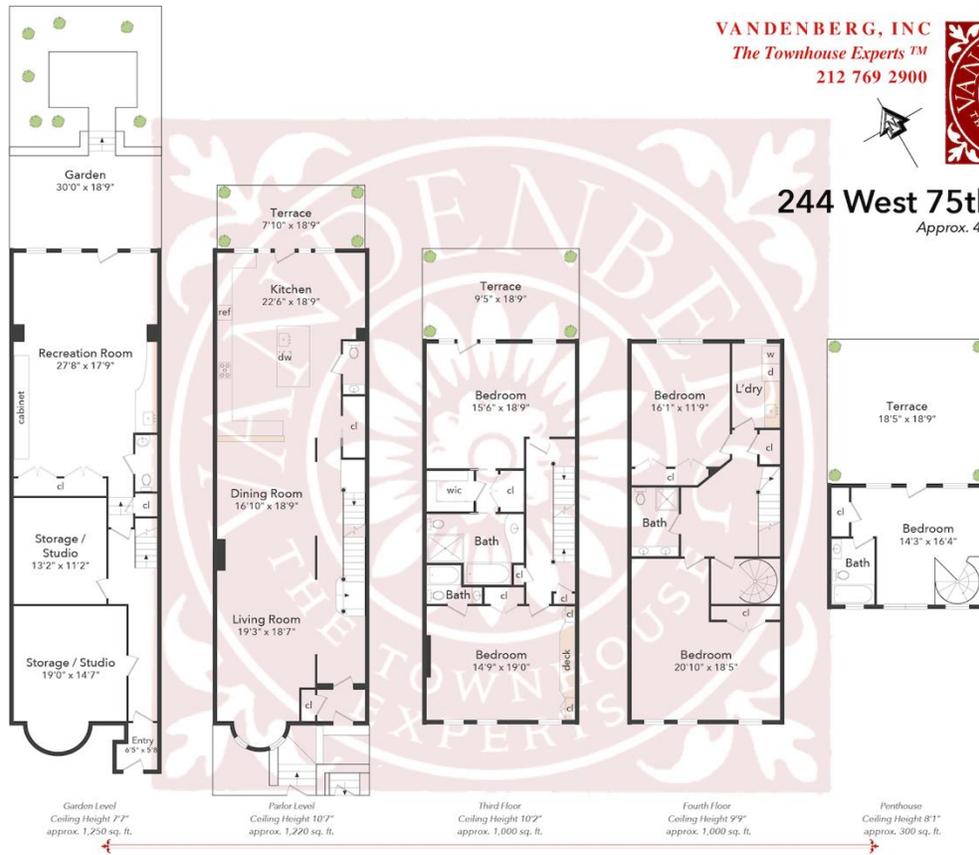


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 Approx. 4,770 Total Sq. Ft.



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