



Newly Gut-Renovated Single-Family Townhouse  
Designed for Luxury, Comfort and Flexibility  
42-foot Wide and Low Taxes

272 West 91<sup>st</sup> Street  
Between West End Avenue and Broadway  
*42.5' x 25' Lot, Built 25' Deep*



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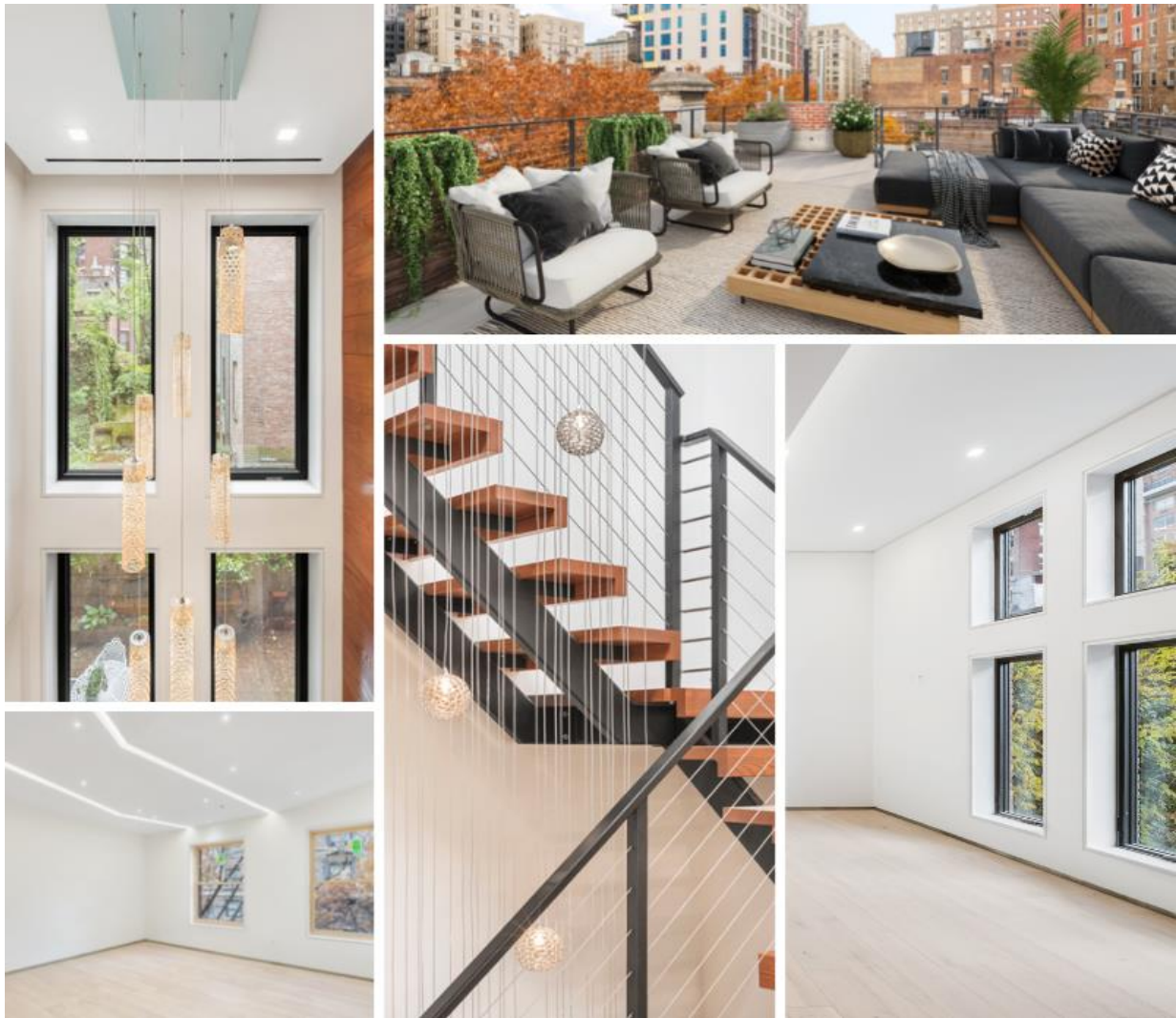
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DESCRIPTION

Located on a quiet, tree-lined street steps from West End Avenue and only a block from Riverside Park's tranquility, this untraditional townhouse is the hallmark of thoughtful design. Uniquely configured and boasting 42-feet of width, the gut-renovation has transformed this space into a home reminiscent of a stylish and sophisticated Tribeca loft.

The current owner is an architect and engineer who saw the unusual footprint of the townhouse and envisioned spaces that were both artful yet comfortable; luxurious yet efficient. For instance, the primary gathering space spans the entire fifth floor, versus the traditional parlour floor. There, a kitchen and great room take in glorious sunlight and views of surrounding low townhouse gardens, and also have direct access to the equally large roof deck for bi-level entertaining possibilities.

In addition to the five bedrooms plus four full and three half bathrooms, customized features include: hydronic radiant floor heating throughout, elevator, multiple picture windows and exposures, engineered wood floors, Miele appliances, an LED lighting system with multiple zones controlled by Lutron, and Kohler electronic showers.

The current layout's flexibility allows for two additional bedrooms. The elevator can possibly be extended to the roof garden level. This house is fully sprinklered and features the latest technology in homebuilding, with new energy efficient windows and insulation throughout, soundproofing between rooms, and multiple zone heating and cooling.

Beyond the completely new interior renovations (2021), there is a new roof and all the brickwork has been repointed. The taxes on the property are also notably low.

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### Garden Floor:

The ground floor of the townhouse consists of two unique spaces. Through the main entrance is a dynamic, formal receiving room. Featuring black Porcelanosa tiles, asymmetrical stairs, and access to the new elevator – the space is truly an elegant way to come home.

The second room also has a dedicated entrance from the street and is equal in size to the receiving room. Bright and open, this bonus room has a wet bar as well as stairwell access to the finished cellar level. It has many potential uses including a private and large home-office, a staff quarters, or space for in-laws.

### Parlour Floor:

The second floor accommodates both private and public spaces. A home office or media area with adjacent full bathroom is located just beyond the main stairwell. Three original gorgeous picture windows with a semi-circle of stained glass above have been re-built to meet current energy codes. A hallway leads past a dramatic double-height gallery open to the parlour below and towards two well-appointed bedrooms. Another shared bathroom and linen closet complete the floor.

### Third Floor:

The third floor follows a similar layout to the second. There is a studio space with a powder room, which could potentially become a flex bedroom with an ensuite bath. Two bedrooms, a shared full bathroom, and laundry room occupy the remainder of the floor.

### Fourth Floor:

The fourth floor hosts the main bedroom suite with an adjacent media room or library. The suite contains a spacious bedroom with chandelier downlights and LED cove lights in the accent ceiling. There is also a walk-in closet and large bath with double sinks, shower stall, and separate WC.

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**Fifth Floor:**

The gathering and entertaining level of the townhouse can be reached by stairs or elevator. On the fifth floor lies a modern and dramatic great room that is flooded with sunlight from North and South. Highlights include an artful accent ceiling, electric fireplace, Poggenpohl kitchen with island and Miele appliances, and views of the surrounding townhouse gardens. A distinguished powder room completes the floor.

The main stairwell leads up to the roof terrace. It is a sleek outdoor space with a porcelain tile surface and cable railings along with a wide-open feel and excellent views. These upper two levels are an entertainer's dream.

**Cellar**

The cellar is finished and contains a large recreation room with exceptional ceiling height and a laundry room. There is also dedicated space for the top-notch mechanicals—including a fire pump.

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ESTIMATED EXPENSES

Real Estate Taxes (2021) \$ 30,389

ADDITIONAL INFORMATION

Year Built 1897  
Historic District Riverside-West End  
Zoning R10-A  
FAR 4.77  
Maximum Allowable FAR 10  
Tax Class I  
Approximate Square Footage 6,072

Price: \$ 9,500,000

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Approx. 6,072 Total Sq. Ft.  
 Approx. 5,060 Above Grade Sq. Ft.



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