



## Expansive Single-Family Townhouse in Premium Central Park Location

28 West 71<sup>st</sup> Street

Between Central Park West and Columbus

*17' x 100'5" Lot, Built 72' deep*



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**251 WEST 72<sup>nd</sup> STREET • UNIT 2F • NY, NY 10023 • Phone 212.769.9600 • [TownhouseExperts.com](http://TownhouseExperts.com)**

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### DESCRIPTION

Celebrated architects Lamb & Rich designed this townhouse as the literal centerpiece in a row of three “edgier” Queen Anne style homes along West 71st Street. The unconventional row incorporates elements of Renaissance Revival architecture into the deep russet brick and stone façade. Number 28 is noted for its columns and balcony.

This townhouse was lovingly restored to a single-family home over several decades by the current owner and notable architect Miguel Rivera. Inside you’ll find seven spacious bedroom suites – each with a private bathroom, outstanding spaces for formal and casual entertaining, and outdoor retreats including a gracious South-facing garden, a rear terrace, and the aforementioned signature balcony.

Located in the “sweet spot” of the Upper West Side, this townhouse is steps from the Park, all major subway lines, Museum of Natural History, and the best restaurants and shops in the neighborhood.

#### Garden Floor

The main entrance to the townhouse is under the stoop where a charming forecourt provides a transitional space from the city’s hustle and bustle into the heart of the home. The garden floor is an open-concept great room with dedicated areas for both formal sitting and casual dining amid a delightful chef’s kitchen. Exciting design features such as exposed floor joists, painted brick, and rich wood cabinetry harmoniously blend modern and original elements. The kitchen has multiple workspaces and includes a Viking range with a double oven, two sinks, dishwasher, and a large stainless-steel refrigerator. After the dinner dishes are done, you can step right outside to enjoy the garden, which is a true haven with mature potted trees and lovely ivy adorning the privacy fences. A closet and bathroom with a shower complete the floor.

#### Parlour Floor

At the top of the “L-shaped” stoop, a distinguished four-panel door opens to a formal hall clad in original, tall wainscoting. Entering farther reveals a large hearth and oak mantle as well as a beautifully paneled stairwell. The parlour front is a private sitting room boasting a large window with original shutters and a leaded glass transom. A powder room sits adjacent to this room and the main hall.



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The rear of the parlour floor serves as the current primary bedroom suite. Highlights include a picture window overlooking the garden, a sitting nook, a mantelpiece with handsome green tile on the surrounding hearth, and a sunny en-suite bathroom. A spiral staircase descends from the bedroom to the garden floor below.

### Third Floor

The private quarters of the townhouse begin on the third floor and feature a series of six unique bedroom suites. The front of the floor hosts a well-appointed guest or mother-in-law bedroom suite with a full kitchenette, fireplace, two windows, and a large bathroom complete with a tub. The rear bedroom suite is reminiscent of a Parisian pensione. It boasts original woodwork, a charming fireplace, and a picture window for views of the garden and sky. A French door separates the spacious bedroom and sitting area from a wet bar nook. Beyond this lies a full bathroom.

### Fourth Floor

The fourth floor of the townhouse follows the same footprint as the third. Both bedrooms contain wet bars along with tidy en-suite bathrooms. The rear suite has access to a private terrace overlooking other townhouses.

### Fifth Floor

The stairwell and exposed brick wall leading up to the fifth floor are illuminated by a glorious skylight. A double-height suite of rooms is situated at the front of the floor with a large, light-filled great room that looks out onto a front balcony. The open room has a fireplace, a built-in desk, and kitchenette that makes entertaining easy with a small range, dishwasher, and refrigerator. Plus, stairs lead up to a sleeping loft that can accommodate a queen-size bed. There is also a dedicated full bathroom. The rear of the floor hosts the seventh and final bedroom suite in the townhouse. It is generously outfitted like the others below. Ladder access to the roof is located in the hallway.

### Cellar

The townhouse cellar is finished with a recreation room as well as separate areas for laundry, mechanicals, and storage.



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**ESTIMATED EXPENSES**

Real Estate Taxes (2024)    \$43,699

**ADDITIONAL INFORMATION**

Year Built    1887-88 est.

Zoning    R8B

FAR    2.54

Maximum Allowable FAR    4

Tax Class    I

Approximate Square Footage:    6,510 est. *including cellar*

**Price: \$ 6,950,000**

***Contact:***

**The Vandenberg Team**

[Inquiries@TownhouseExperts.com](mailto:Inquiries@TownhouseExperts.com)

(212)769-9600



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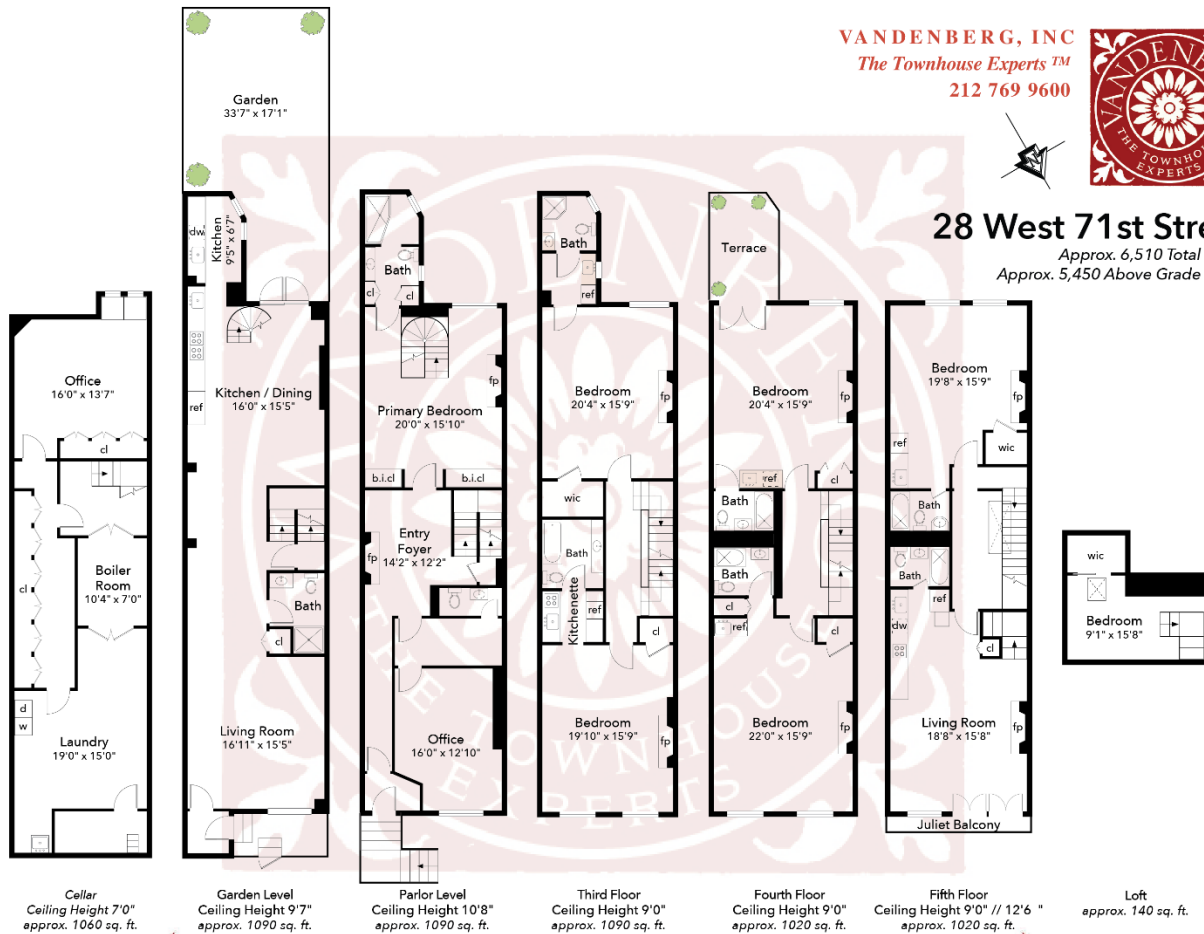
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VANDENBERG, INC  
The Townhouse Experts™  
212 769 9600



28 West 71st Street

Approx. 6,510 Total Sq. Ft.  
Approx. 5,450 Above Grade Sq. Ft.



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