



## Historic Riverside Park-Block Mansion with Elevator, Movie Theater, and Two-Level Roof Deck

325 West 76<sup>th</sup> Street  
Between Riverside Drive and West End Avenue  
*20' x 102.1', Built 67' Deep*



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### DESCRIPTION

Prolific Upper West Side architect Charles T. Mott held nothing back when designing this five-story gem for one of the Dow Jones founders, Edward Jones. The townhouse façade embraces the glory of Renaissance Revival stylings by combining stone, Roman brick, arches, and columns. Even lion heads decorate the pressed-metal cornice. The interior doesn't shy away from grandeur either. Gut-renovated in 2004-2005, no detail was overlooked when transforming the townhouse back into a single-family mansion.

Beyond coats of fresh paint and no squeaks or leaks - this twenty-footer is currently in turn-key condition. Inside, you'll find six bedrooms, five full and three half-baths, elevator access on each floor, and outstanding entertaining spaces including a top-of-the-line kitchen and a private screening room. Expanding upon Mott's original vision, the current owners realized the townhouse was uniquely positioned to take in views of the Hudson River, so two additional levels of outdoor living space were built on the roof.

Located steps from Riverside Park and close to neighborhood classics like Zabars, Fairway, Citarella's and The Beacon Theater, 325 West 76th Street is the gold standard of townhouse living inside and out.

### LAYOUT

#### **Garden Floor:**

The garden floor renovation created an outstanding entertaining space. When entering under the front stoop, guests can leave the city at the door, and their shoes in the mudroom. The garden front is a game room, complete with full bar, and is appropriate for both informal gatherings or corporate entertaining. The family room is located at the rear of the floor and includes a wall of built-in shelving for all television or gaming system needs. Just off the family room is the butler's pantry. It has dedicated entrances from both the garden out back and the kitchen on the floor above. The floor also contains a powder room.

The townhouse garden is luxurious and serene. Highlights include: blue stone surface, a stone fountain, ample foliage, and a tall privacy fence on all sides.

#### **Parlour Floor:**

Entering this townhouse on the parlour floor is a breathtaking experience, as one must pass through the original massive wooden door that features wonderful heavy strap iron hardware. The sheer scale and dramatic flair is a preview of things to come. From restored moldings and banisters to the artfully reproduced wainscoting, the foyer and parlour front are a wonderful balance of traditional details and modern finishes. The townhouse renovation included the creation of an open layout that combines the formal living and dining rooms into a contemporary great room. The focal point of this space remains the extraordinary original fireplace with decorative paneling over the mantel.

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A pocket door at the back of the dining room opens to reveal a true chef's kitchen. The parlour rear hosts a stunning space suitable for competitive cooking or family-style dinners. Boasting custom cabinets and shelving, a large island with a rack for cookware above, double ovens, gas stove, spacious SubZero, and banquette seating overlooking the garden, this room makes the townhouse a home. A lovely powder room is conveniently located at rear of floor adjacent to stairs that lead down to a butler's pantry and the family room.

### **Third Floor:**

The third floor accommodates two bedrooms with custom closets and gracious, ensuite bathrooms. The front bedroom boasts a huge bow window as well as a fireplace with a lovely, original mantelpiece and new blue-toned marble hearth. The rear bedroom is bright and airy as it has large windows that provide excellent views of the garden below. The laundry room is located on this floor.

### **Fourth Floor:**

The front half of the fourth floor is occupied by the master suite. The master bedroom is well-appointed with a fireplace as well as a wall of windows, which provide access to the grand front terrace. Between the bedroom and master bath lies a commodious closet with custom built-in drawers and hanging spaces. The master bath completes the suite and features an extra-large steam shower and double vanity. The rear of the floor feels like a private retreat. It hosts a handsome library with floor-to-ceiling shelving and a gas fireplace as well as a cheery greenhouse and balcony.

### **Fifth Floor:**

The upper floor of the townhouse contains three bedrooms, two full bathrooms - one with a luxurious soaking tub, and an exercise room complete with special low impact floor and a private sauna. There is also ample storage space on this floor including a cedar closet.

### **Roof:**

Stunning dual roof decks sit atop the townhouse creating outdoor sixth and seventh floors. Highlights include sun-soaked and shady areas, electrical outlets, spiral staircase, and exceptional, blocks-spanning views of the Hudson River and Riverside Park from the upper deck.

### **Finished Basement:**

The cellar of this townhouse hosts a hidden treasure - a fully-equipped screening room. It is outfitted with a large screen, raked floor for excellent sightlines, leather recliners, and a dry bar for essential movie snacks. There is a supplemental AC unit in the room for enhanced comfort. Separate mechanical and storage rooms are also located on this floor.

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### ESTIMATED EXPENSES

Real Estate Taxes (2019)	\$75,808
Electric	\$12,436
Gas	\$4,441
Water & Sewer	\$2,106
<b>Total</b>	<b>\$92,856</b>

### ADDITIONAL INFORMATION

Year Built	1892
Historic District	Yes
Zoning	R8B
FAR	3.68
Maximum Allowable FAR	4
Tax Class	I
Approximate Square Footage	7,515 including cellar

**Price: \$9,495,000**

### *Contact:*

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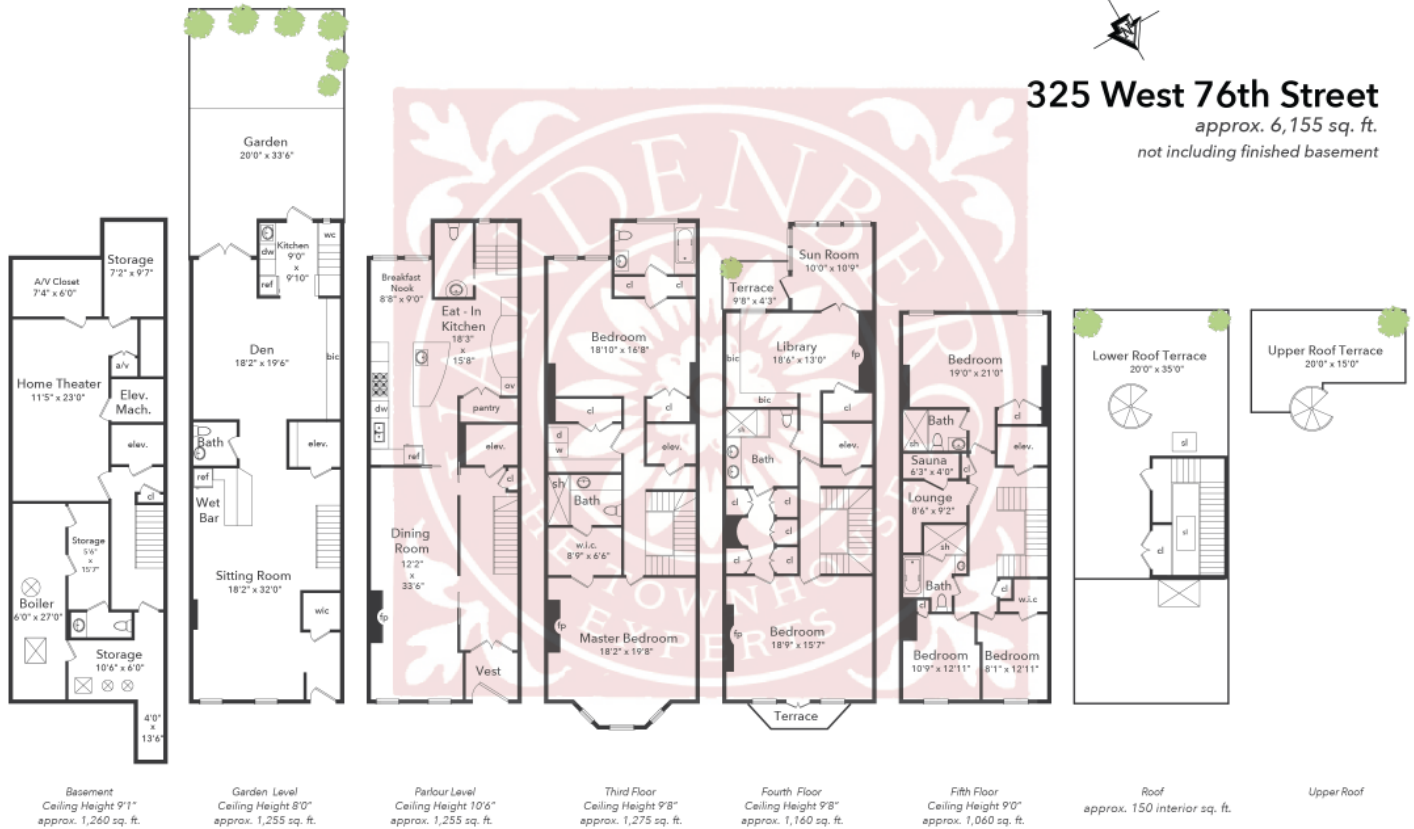
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**325 West 76th Street**  
 approx. 6,155 sq. ft.  
 not including finished basement



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