

## Move-in Ready 20-Ft Wide Single-Family Townhouse with 2022 Upgrades on Riverside Park Block

330 West 87<sup>th</sup> Street

Between Riverside Drive and West End Avenue

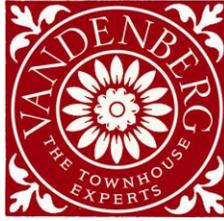
*20' x 100', Built 72' Deep*



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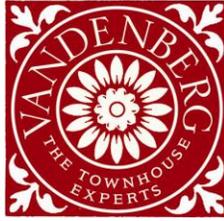
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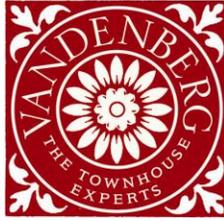
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### DESCRIPTION

This quintessential Queen Anne style townhouse is in impeccable condition. Significant renovations were completed in 2022. Boasting 20 feet of width, exceptional ceiling height throughout, and perfect proportions from room to room, the flow of this townhouse is highly desirable. It combines period character with all the modern amenities fitting a home of this caliber. The entertaining floor welcomes your new art collection.

330 West 87th Street is a home that will serve any lifestyle. It is an ideal mix of formal and casual spaces. Plus, there are three outdoor areas—a well-appointed garden and two terraces—suited for private relaxation or luxurious entertaining. Additional highlights include a massive kitchen, five full and two half bathrooms, seven bedrooms, and a finished cellar which serves as the perfect bonus space or gym. In 2022 there were a number of upgrades completed, including: refinishing the floors, refurbishing millwork, upgrading lighting throughout the townhouse, newly professionally polished marble in all of the baths, installing Ring security, fully repainting the interior and installing all new flues for the fireplaces. The fireplace in the parlor has been converted from gas to wood burning. To top off all the recent upgrades, the stoop has been completely redone, waterproofed, and painted with long lasting Epoxy paint. The front doors, as well as the garden doors, have all been redone. Located steps from Soldiers and Sailors Monument, Riverside Park dog run, Hudson River Greenway, and all UWS favorites, this single-family townhouse is the touchstone of refined living.

All these recent updates (and there are more!) makes this single-family townhouse an outstanding value on the Upper West Side.

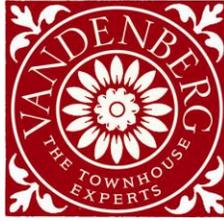
#### Garden Floor

The heart of the townhouse is situated at the rear of the garden floor. A breathtaking chef's kitchen invites everyone to gather and partake in the garden view. Featuring plenty of counter space, a center island, a functioning dumb waiter, a Viking range with pot filler faucet, a SubZero refrigerator, a Miele dishwasher,

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and two built in desks, this kitchen will be a hub of activity and communal living. A large dining area is situated just beyond a bar height counter and a double set of French doors open to the garden. A South-facing oasis, the garden has a new high grade Cedar fence, American Hornbeam trees in a renewed garden bed, brick pavers and charming mounted new Circa garden lighting.

An entrance under the stoop provides access to a spacious vestibule. The front of the garden floor is occupied by a family room or possibly an in-law suite. It receives ample natural light and features a built-in entertainment center, full ensuite bathroom, and generous closet. A bit further down the hall lies a mudroom with storage closets and a powder room.

### Parlour Floor

Stepping into the parlour floor of this townhouse is a perfect blend of contemporary and historic. From rich mahogany finishes to a grand restored staircase and stained-glass transoms, the formality and grandeur and big open walls for contemporary art. The parlour front serves as a formal dining room and boasts a bay window and original mantelpiece. A passageway to the rear offers access to a wet bar as well as a powder room and closet.

The rear of the parlour floor is a huge living room with a wood-burning fireplace and French doors that open to a terrace. Adjacent to the living room is a gracious home office with a window overlooking the terrace.

### Third Floor

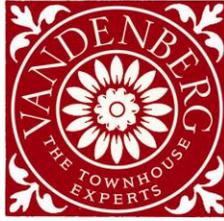
The primary bedroom suite is located at the front of the floor which features a bay window and a fireplace. It boasts an incredible display of original details such as built-in pocket shutters and original tile on the hearth. His and hers walk-in closets as well as a spacious bathroom with jacuzzi tub, double sink vanity, and shower stall complete the primary suite.

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The rear bedroom suite overlooks the garden and has a private terrace. Additional highlights include a fireplace and clawfoot tub in the bathroom.

### Fourth Floor

As you make your way up the newly redone staircase to the upper floor of the townhouse, a glorious skylight floods the generous central landing with energy and sunshine. There are four bedrooms with large windows, high ceilings, California Closets, and two that include original fireplace mantles. Two side-by-side full bathrooms are situated just off the landing. The floor also contains laundry and linen closets, and ladder access to the roof.

### Cellar

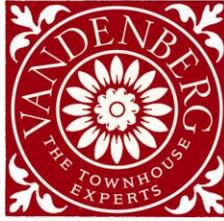
The finished townhouse cellar offers even more living space featuring new Stainmaster carpet. A spacious recreation room has built-in entertainment shelving and access to multiple storage closets around the perimeter. There is a second laundry room and separate room for utilities including oil tanks, a well-maintained boiler, two new hot water heaters and electric panels. The plumbing on this level was updated in 2019. This home has a two-zone heating system and three central A/C zones.

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**ESTIMATED EXPENSES**

Real Estate Taxes (2022)	\$54,035
Electric	\$2,500
Water and Sewer	\$1,125
Oil/Heat	\$4,000
Insurance	\$21,000
<b>Total</b>	<b>\$82,660</b>

**ADDITIONAL INFORMATION**

Year Built	1890
Historic District	Riverside-West End
Zoning	R8
FAR	2.52
Maximum Allowable FAR	6.02
Tax Class	2A
Approximate Square Footage	5,088 Above Grade / 6,464 Total sq. ft.

**Price: \$6,745,000**

**CONTACT:**

**The Vandenberg Team**

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

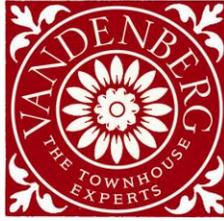
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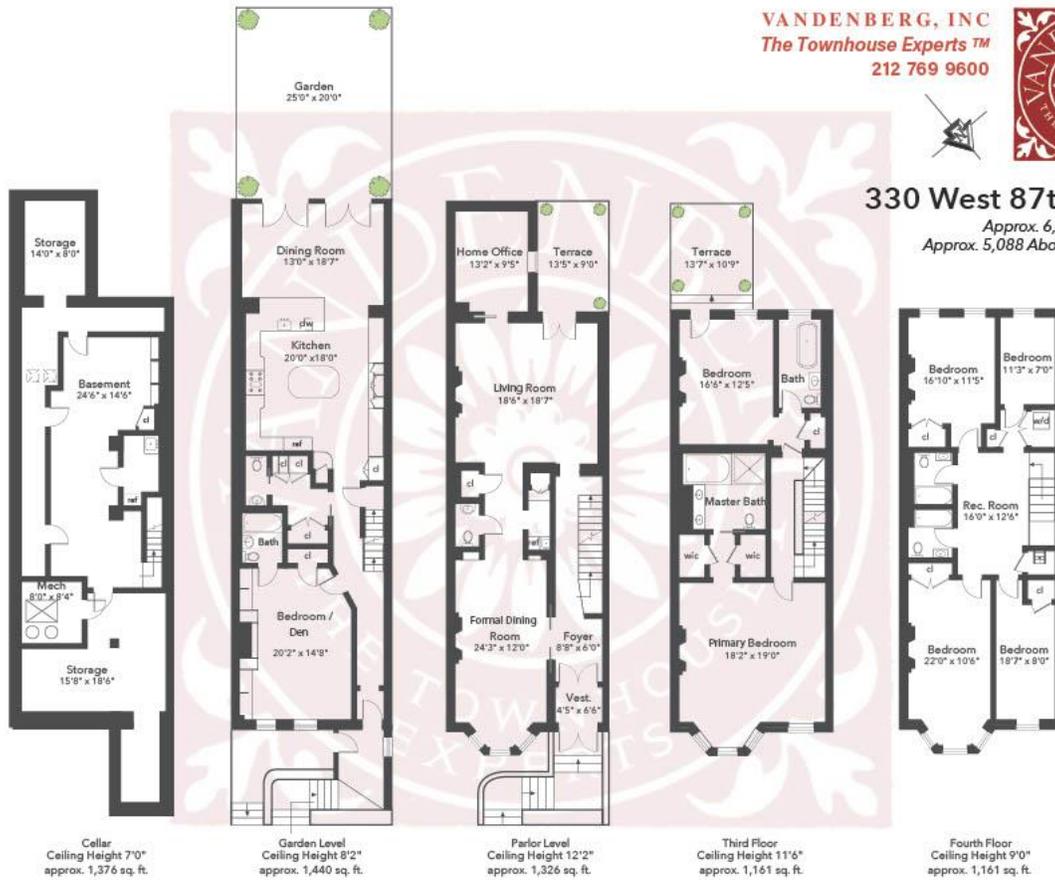
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Approx. 6,464 Total Sq. Ft.  
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