



Elegant, Fully Renovated Single-Family Townhouse  
Move-in Ready 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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251 WEST 72<sup>ND</sup> STREET · UNIT 2F · NY · NY · Phone 212.769.9600 · [TownhouseExperts.com](http://TownhouseExperts.com)

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### DESCRIPTION

This quintessential Queen Anne style townhouse is in impeccable condition. Built in 1890 and renovated to the highest standards in 2000, it is full of period character and all modern amenities fitting a home of this caliber. Boasting 20 feet of width, exceptional ceiling height throughout, perfect proportions from room to room, the flow of this townhouse is highly desirable.

Moreover, 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, potentially seven bedrooms, and a finished cellar.

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 sophisticated living.

#### 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, functioning dumb waiter, Viking range with pot filler faucet, SubZero refrigerator, Miele dishwasher, and two built in desks, this kitchen will be a hub of activity and joy. 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 country feel to it with a high lattice fence, hanging greenery, and brick pavers.

An entrance under the stoop provides access to a charming vestibule. The front of the garden floor is occupied by a family room or possible guest bedroom. 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.

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#### 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 welcome your new contemporary art collection. The parlour front serves as a sitting 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 gas 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 master suite is located at the front of the floor. The master bedroom features a bay window and a fireplace. It is an incredible display of original details such as built-in shutters and hunting themed 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 master suite.

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

The upper floor of the townhouse will add to your delight. A glorious skylight floods the central landing with energy and sunshine. There are three 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 a bonus room at the rear, laundry and linen closets, and ladder access to the roof.

#### Cellar

The finished townhouse cellar offers even more living space. A spacious recreation room has built-in entertainment shelving and access to multiple storage closets around the perimeter. There is also a laundry room and separate room for utilities including oil tanks, a well-maintained boiler, two new hot water

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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.

### ESTIMATED EXPENSES

Real Estate Taxes (2021)	\$50,032
Electric	\$5,000
Water and Sewer	\$1,125
Oil/Heat	\$4,000
Insurance	\$21,000
<b>Total</b>	<b>\$81,157</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: \$6,950,000**

### *Contact:*

**The Vandenberg Team**

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

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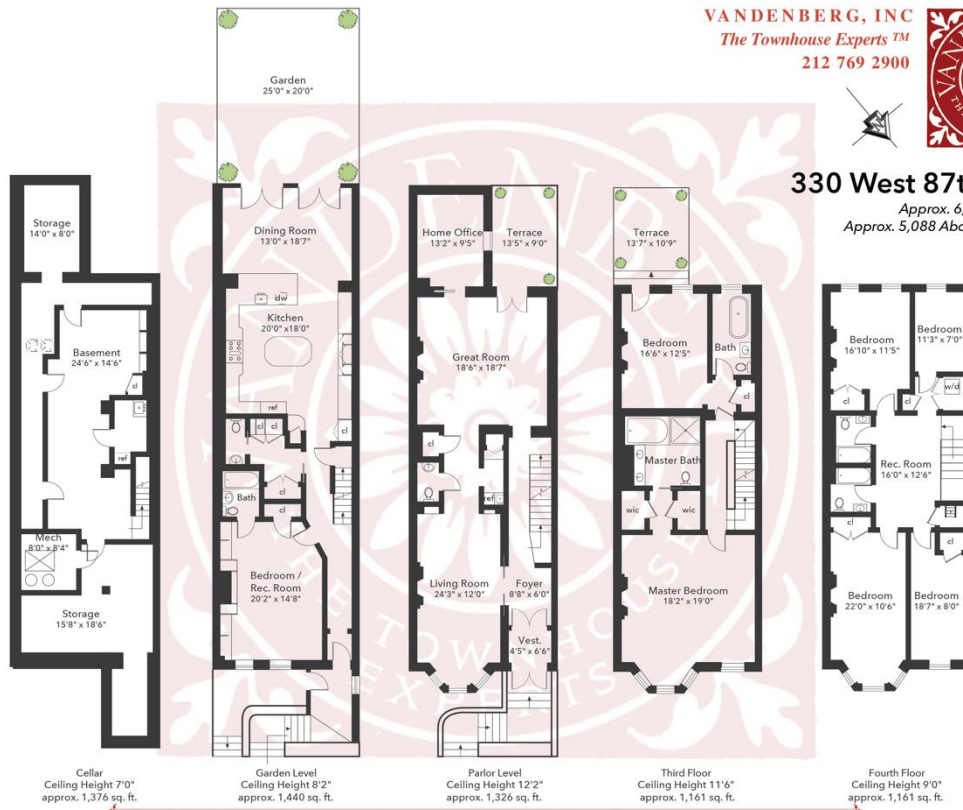


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 Approx. 6,464 Total Sq. Ft.  
 Approx. 5,088 Above Grade Sq. Ft.



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