



AT DOUGLAS ELLIMAN
REAL ESTATE

Picturesque West End Avenue Single-Family Prime Location and Historical Charm Await Your Vision

383 West End Avenue
Between 78th Street and 79th Street
20' x 49.9', Built 40' deep

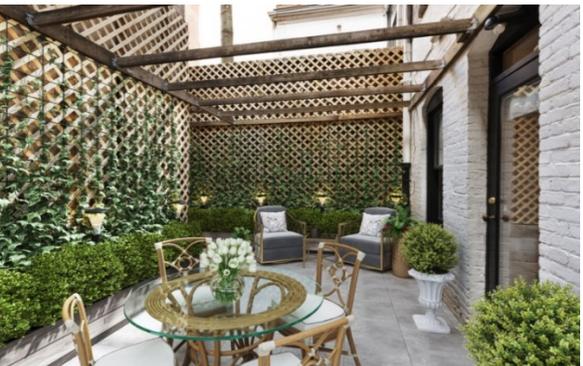




AT DOUGLAS ELLIMAN
REAL ESTATE

Picturesque West End Avenue Single-Family Prime Location and Historical Charm Await Your Vision

383 West End Avenue
Between 78th Street and 79th Street
20' x 49.9', Built 40' deep





AT DOUGLAS ELLIMAN
REAL ESTATE

Picturesque West End Avenue Single-Family Prime Location and Historical Charm Await Your Vision

383 West End Avenue
Between 78th Street and 79th Street
20' x 49.9', Built 40' deep

DESCRIPTION

Blazing red brick, stepped gables, and magnificent archways distinguish this row of eight townhouses at the corner of West 78th Street. 383 West End Avenue is a single-family townhouse, which can also be a legal two-family, with amazing architectural bones dating back to 1886. From delicate stained glass transoms to three original fireplaces and a mirrored skylight that illuminates the winding staircase below, the artistry and refined Victorian stylings of designer Frederick B. White are still evident throughout all four stories.

The current layout features six bedrooms, three full and two half bathrooms, two gracious kitchens, and a tranquil third floor terrace. There is also suitable FAR to potentially accommodate an additional floor or roof deck. The townhouse is an easy stroll from Riverside Park, Lincoln Center, Zabar's, and the best dining and shopping on the Upper West Side. Don't miss the opportunity to make this historical gem yours.

LAYOUT

Garden Floor:

The garden level is incredibly private, and can be utilized in a myriad of ways to suit any lifestyle. A sunny front bedroom can be accessed independently from under the stoop, while a spacious family room, or additional bedroom, occupies the rear of the floor. The rooms are connected by a corridor that contains a laundry area and separate full bath. A door in the family room opens to a sunken garden that features large slate tiles, a tall privacy fence, and a delightful balance of sunlight and shady trees. There is a separate room for mechanicals also located on the garden level.

Parlour Floor:

A few steps up, the townhouse stoop is recessed under one of the row's signature archways. An ornate hardwood door opens to the parlour floor and a gracious foyer. The formal parlour is situated at the front of the floor. Highlights include wonderful ceiling height, a corner fireplace, and three large windows with stained glass transoms above. The original staircase, with its split levels and open banisters, frames the rear of the room. Beyond the staircase lies a catering kitchen, a half-bath, and a large room with a fireplace that can be used as a bedroom or wonderful home office.

Third Floor:

Ascend the open, split-level staircase to the entertaining floor of this townhouse. The third floor front features a traditional formal dining room with large windows, inlaid floors, original corner fireplace, built-in shelves, and dry bar. A powder room is centrally located on the floor. A cozy den and adjoining open kitchen occupy the rear. The kitchen is well-equipped and abounding with counter and cabinet space. It is



AT DOUGLAS ELLIMAN
REAL ESTATE

Picturesque West End Avenue Single-Family Prime Location and Historical Charm Await Your Vision

383 West End Avenue
Between 78th Street and 79th Street
20' x 49.9', Built 40' deep

also the access point for a fabulous rear terrace that the current owners use all the time for meals or catching up on a good book. The elevation of the terrace provides views of surrounding townhouse gardens as well as sunsets in the southwestern sky.

Fourth Floor:

The top floor of the townhouse hosts three bedrooms. The master bedroom is situated at the front of the floor and has a large window overlooking West End Avenue and the Apthorp building. It features a lovely skylight that also serves as an access point to the roof, a walk-in closet, and ensuite bathroom with Jacuzzi tub. A full bathroom and closet with laundry hookups are just off the main hallway. Two modest bedrooms are located at the rear of the floor.



AT DOUGLAS ELLIMAN
REAL ESTATE

Picturesque West End Avenue Single-Family Prime Location and Historical Charm Await Your Vision

383 West End Avenue
Between 78th Street and 79th Street
20' x 49.9', Built 40' deep

ESTIMATED EXPENSES

Real Estate Taxes (2018)	\$29,291
Insurance	\$8,000
Water & Sewer	\$1,200
Gas & Electric	\$5,000
Total	\$43,491

ADDITIONAL INFORMATION

Year Built	1886 est.
Historic District	West End - Collegiate
Zoning	R10A
FAR as Built	2.15
Maximum Allowable FAR	10
Tax Class	I
Approximate Square Footage	3,245

\$4,395,000

Contact:

Cathy Connolly, Lead Buyer Specialist

Cathy.Connolly@Elliman.com

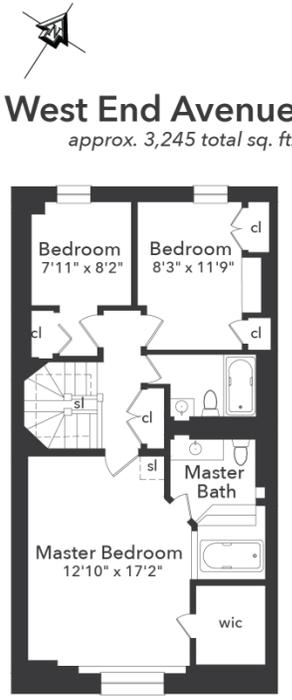
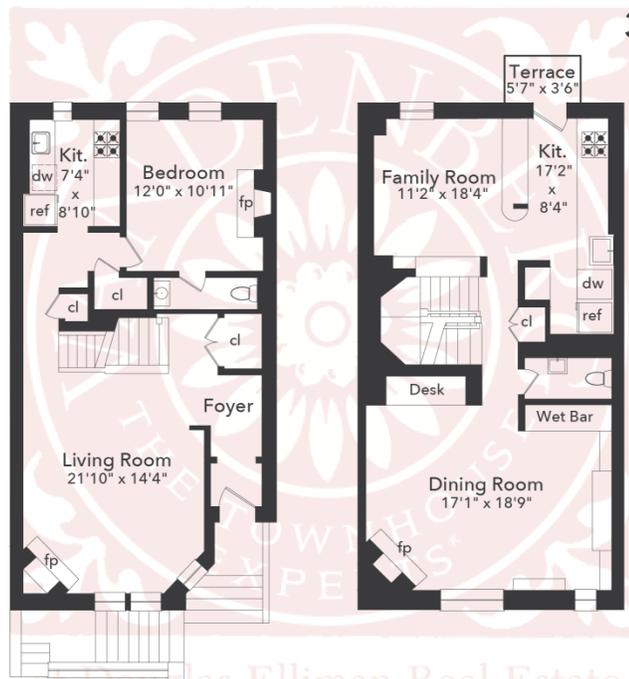
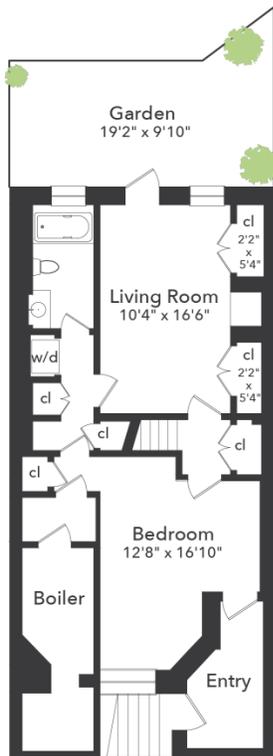
(646) 741-8204



AT DOUGLAS ELLIMAN
REAL ESTATE

Picturesque West End Avenue Single-Family Prime Location and Historical Charm Await Your Vision

383 West End Avenue
Between 78th Street and 79th Street
20' x 49.9', Built 40' deep



383 West End Avenue
approx. 3,245 total sq. ft.