



AT DOUGLAS ELLIMAN
REAL ESTATE

Top-of-the-Line Renovation Steps from Central Park Full of Character and Completely Customized

44 West 95th Street

Between Central Park West and Columbus Avenue

20' by 100.67', Built 70' Deep



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DESCRIPTION

The elegant styling of a traditional townhouse reimaged in modern grandeur is exactly what you find at 44 West 95th Street. All original four stories of the townhouse have been gut renovated, then a fifth floor and roof deck were built to complete the plan by Adam Cassino Design. Each and every decision has been curated by the owner, not a developer, to maintain a unique character and ensure high-end finishes.

Highlights of the townhouse include: open layout and a chef's kitchen on the parlour floor; six bedrooms; six and three-half baths; cedar and teak-lined sauna; elevator access on all floors; three working gas fireplaces; plus five outdoor spaces. Notable materials and finishes such as Calacatta Gold marble, Travertine, Furniture Guild vanities, and Brizo faucets take this townhouse to a new level of luxury. Additionally, all of the utility connections inside and out are brand new and include bonus features such as radiant heat, independent cooling and heating zones for each room, and smart home wiring throughout.

Live in luxury on the Upper West Side. Boasting a superb location just steps from Central Park, neighborhood eateries, and Whole Foods, 44 West 95th Street is a showstopper.

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LAYOUT

Garden Floor:

Through the front courtyard and under the stoop, a casual mudroom entrance with built-in benches and cabinets welcomes you to the garden floor. Once shoes are tucked away and coats hung, hang a left into the guest bedroom or proceed down the hall to the family room. The front bedroom features two large windows and an ensuite bathroom. The rear of the floor is open and airy. Configured like a great room with direct garden access through a wall of glass doors, the rear family room has a wet bar, space for billiards or other games, and a separate seating area with a Travertine-clad fireplace. There is also a powder room accessible on this floor.

Beyond the family room lies an outstanding townhouse garden. Highlights include: a Bluestone surface, full fencing, custom-built benches and planters to preserve mature trees, and a gas BBQ.

Parlour Floor:

Double doors provide a formal entrance to the parlour, and open to reveal a lovely vestibule with marble floor. Just beyond, soaring ceilings, wide windows, and harmonious design abound. A formal living and dining room share the oversized parlour front, which has a gas fireplace with custom mantelpiece and hearth made of Calacatta Gold marble. The middle of the floor contains a closet and contemporary powder room with gold studded Phillip Jeffries wallpaper. The elevator can also be accessed here. The parlour rear is occupied by a breathtaking chef's kitchen complete with Lauriermax cabinetry, touch sinks, Wolf and SubZero appliances, and a huge Cambria-slab island. There is also a banquette area with a flexible, marble-topped table for more casual eat-in opportunities. A wall of glass bi-fold doors separates the kitchen from a large terrace that descends into the garden below.

Third Floor:

The third floor hosts a delightful, oversized master suite. Double doors open to a sitting room that leads to the rear bedroom. Natural light floods in from South-facing windows, and a gorgeous fireplace featuring floor-to-ceiling Carrara marble serves as a focal point for the room. His and hers closets can be found opposite the sitting room, and on the way towards the luxurious master bathroom at the front of the floor. Adorned in more Carrara marble, the bathroom is a sparkling "jewel box." It features a Hastings soaking tub, steam shower with dual heads, and a double vanity. A smaller front room, which could be used for a nursery, home office, or enormous "her" closet, sits adjacent to the bathroom.

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Fourth Floor:

Two additional bedrooms are found on the fourth floor. Both are incredibly spacious, full of light, and feature walk-in custom closets and stylish ensuite baths with individualized mosaic tile patterns and fixture profiles. The rear bedroom also has a private terrace that overlooks the garden below. A large laundry room with ample counter space and storage cabinets is also situated on this floor.

Fifth Floor:

The uppermost floor of the townhouse is a brand new addition, and features a front bedroom with ensuite bathroom, large custom closet, and a private balcony. The rear of the fifth floor is occupied by a lounge or home office with a wall of windows and French doors that open to a terrace. This area could be converted into an additional bedroom if six are not enough. There is also a centrally located full bathroom, and an extension of the main staircase that leads up to a roof deck.

Cellar:

The cellar of the townhouse is fully-finished, and efficiently uses every inch of space. The front of the floor contains a climate-controlled wine room, and a large sitting or play room with window wells that allow in natural light and fresh air. The front room also provides access to all of the mechanicals, which have been integrated into hidden wall panels. The remainder of the cellar is dedicated to relaxation, and includes a spa-like bathroom with steam shower and a spacious cedar sauna. A subway-tiled laundry room completes the floor.

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ESTIMATED EXPENSES

Real Estate Taxes (2019) \$23,835

ADDITIONAL INFORMATION

Year Built	1886 est.
Zoning	R7-2
Historical District	Upper West Side/Central Park West
Tax Class	I
Estimated Square Footage	6,955 sq. ft. including finished cellar

Price: \$11,750,000

Contact:

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