



Unlock Classic Townhouse Living: Fully Renovated Single-Family
on Prime Central Park Block with Modern Luxuries

51 West 95th Street

Between Central Park West and Columbus

18' x 100'8" Lot, Built 52' deep



VANDENBERG -The Townhouse Experts • LICENSED REAL ESTATE BROKER

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DESCRIPTION

Part of a sophisticated row designed by Martin V.B. Ferdon, this late nineteenth-century townhouse is the epitome of elegance and a timeless renovation. It is so timeless, it is in fact the real address used in *Home Alone 2: Lost in New York* where Kevin McCallister aka Macaulay Culkin evades the bandits at his Uncle's townhouse. A formal foyer and wide grand staircase invite "oohs" and "aahs" while connecting everyone to both the entertaining spaces as well as the heart of the home. Boasting 18-feet of width, the four bedroom, four full and one half-bath townhouse is generously appointed – not only with a beautiful chef's kitchen, gorgeous moldings, high ceilings, rich walnut floors, and two sets of bay windows – but also with an array of integrated A/V system options, so much organized storage capacity, and two private outdoor spaces.

51 West 95th Street is located steps from Central Park, world-class schools, neighborhood shops and eateries, and all the Upper West Side subway lines. This is exactly what you pictured when you dreamed of townhouse living!

Garden Floor

Under the lovely front stoop is an informal entrance to the kitchen. Expansive and inviting, the kitchen is well-equipped with an elite Garland gas range, SubZero refrigerator, dishwasher, and two pantries. The rear of the floor is designed for elegant, yet relaxed entertaining. This huge space is shared by a formal living and dining room. It has ornate moldings, original chandeliers, and a wall of glass doors leading out to the garden. A powder room and coat closet complete the floor. This entire floor is perfection for indoor/outdoor entertaining.

The townhouse garden is an oasis with mature trees that provide both shade and privacy for the wood deck and bluestone patio. There is an irrigation system and recent upgrades have made the garden a secure oasis.

Parlour Floor

A double vestibule provides a formal entrance to the parlour floor. Just beyond, soaring ceilings and a wide foyer are welcoming as the grand staircase beckons one to the floors above. The parlour front hosts a den



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with two tall windows. There is also access to a coat closet as well as a full bathroom with a pedestal sink and shower stall just off the foyer.

The rear of the floor is reminiscent of a traditional grand parlour. Highlights include: a huge picture window, a working fireplace with a handsome wood mantle that is flanked by built-in bookshelves, wet bar, a recessed projector and screen, and ample room for a grand piano.

Third Floor

Upon entering the third floor you are welcomed to the start of the private quarters. A primary bedroom suite is located at the rear of the floor. It features a sizable bedroom overlooking the garden and an elegant bathroom with a clawfoot soaking tub, a large vanity with double vessel sinks, and a spacious shower stall. There are also two walk-in closets adjacent to the dressing area. The front of the floor is occupied by a second bedroom with a spectacular bay window. Another full bathroom, linen closet, and deep coat closet complete the floor.

Fourth Floor

Ascend the stairs to the top floor and bask in a sun-soaked landing that serves as a bonus sitting area with a built-in snack bar. The front of the floor hosts a bedroom suite with the same bay window footprint and splendidly high ceilings as the floor below plus a walk-in closet and private full bathroom. The fourth floor rear is separated from the landing by pocket doors. It is a flex room suitable for a bedroom or home office. It boasts two closets and access to a large terrace.

Cellar

The townhouse cellar was excavated to create more ceiling height. It is exceptionally tidy and partially finished with separate rooms for laundry, mechanicals, storage, and even a separate climate-controlled room for a generous wine cellar.



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ESTIMATED EXPENSES

Real Estate Taxes (est.)	\$41,182
Insurance	\$6,000
Gas & Electric	\$9,000
Water & Sewer	\$540
Total	\$56,722

ADDITIONAL INFORMATION

Year Built	1886 est.
Zoning	R7-2
FAR	2.26
Maximum Allowable FAR	3.44
Tax Class	I
Approximate Square Footage:	3,740 est.

Price: \$ 6,050,000

Contact:

The Vandenberg Team

Inquiries@TownhouseExperts.com

(212)769-9600

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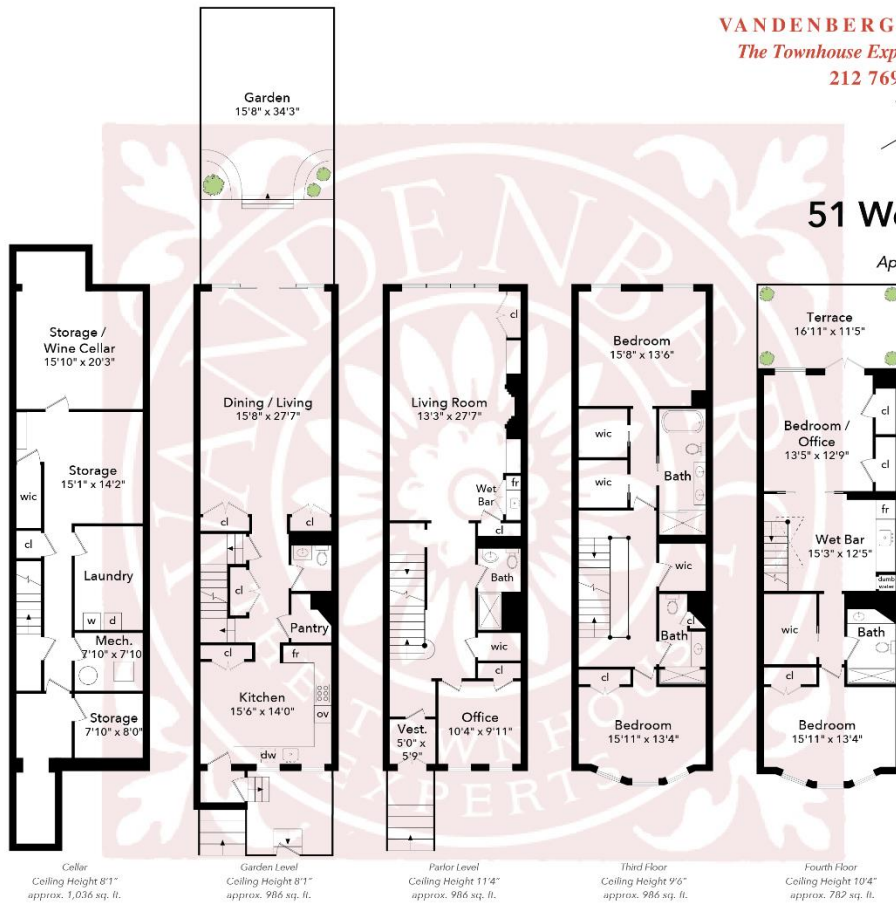
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VANDBERG, INC
The Townhouse Experts™
212 769 9600



51 West 95th Street

Approx. 4,776 Total Sq. Ft.
Approx. 3,740 Above Grade Sq. Ft.



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