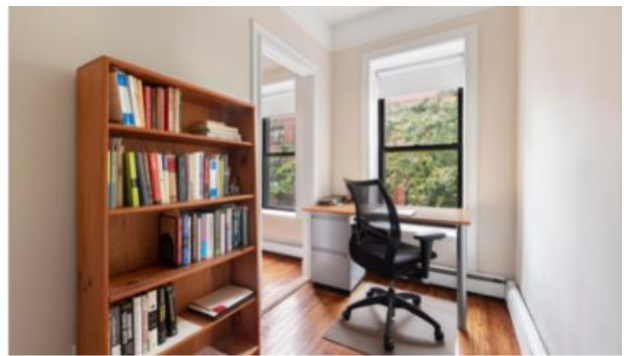




Spacious 19-Foot-Wide Townhouse with Low Taxes  
A Single-Family Home Configured for Intergenerational NYC Living  
520 East 82<sup>nd</sup> Street  
Between York Avenue and East End Avenue  
*19' x 102.17' Lot, Built 63' Deep*



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**DESCRIPTION**

On a quiet block in the Yorkville neighborhood of the Upper East Side lies a townhouse with a quintessential New York story. Lovingly maintained, this townhouse has literally been “in the family” and owner occupied for generations. Boasting nineteen feet of width, soaring ceilings, and spacious formal and informal rooms with charming original details, and a large 102-foot deep lot, step inside and prepare to be delighted. A few highlights include four kitchen configurations, five full bathrooms, multiple rooms suited to “work from home” situations, a dumbwaiter serving all levels and a sunny rear garden with a back deck for entertaining. Additionally, this townhouse is not Landmarked. With tons of potential and space to create your own single-family configuration, the townhouse is ready to be reimaged!

Located a short walk from Carl Schurz Park and excellent schools, yet tucked away from the bustle of eateries and commerce and First Avenue, 520 East 82nd Street is a dynamic townhouse opportunity.

**Garden Floor:**

The garden floor hosts multiple gathering rooms that can retain their current configuration or potentially be opened up into larger spaces. There are informal sitting rooms at both the front and rear. Additionally, there are two middle rooms that serve as a library and a private den. A vestibule leads out to a splendidly large back deck that elevates the space above the surrounding townhouse gardens while also creating a bi-level outdoor oasis.

**Parlour Floor:**

Ascend one flight up to the formal parlour floor. Tall windows and high ceilings abound along with lovely moldings, picture rails, and original mantelpieces. Both the front living and rear dining rooms have fireplaces, and the mid-gallery offers space for a music room or home office. The rear

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of the floor contains a galley-style warming kitchen with plenty of countertop space as well as a nook with a stackable washer/dryer unit. A full bathroom is located off the main hallway.

**Third Floor:**

The front of the third floor boasts a large bedroom with adjacent private sitting and dressing rooms. There is also a smaller room that can easily serve as a nursery, home office, or playroom. The rear of the floor is occupied by informal living spaces including a family room and another more modern kitchen. As on the parlour floor below, there is a nook with a stackable washer/dryer and a full bathroom off the main hallway.

**Fourth Floor:**

The top of the townhouse follows the same footprint as the third floor. It also has the most recently renovated bathroom.

**Cellar**

The townhouse cellar is reminiscent of a walk-out basement as it has direct access to the rear garden underneath the deck. There is a roomy recreation area, large kitchen, and full bathroom. There are also separate, tidy rooms for storage and mechanicals.

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**ESTIMATED EXPENSES**

Real Estate Taxes (2021)	\$31,301
Insurance	\$5,304
ConEdison	\$1,815
Water & Sewer	\$670
<b>Annual Expenses</b>	<b>\$39,090</b>

**ADDITIONAL INFORMATION**

Year Built	1890s
Zoning	R8B
FAR	2.27
Maximum Allowable FAR	4
Tax Class	I
Approximate Square Footage	5,400 <i>including cellar level</i>

**Price: \$ 4,695,000**

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520 East 82nd Street

Approx. 5,400 Total Sq. Ft.

Approx. 4,320 Above Grade Sq. Ft.



Cellar  
Ceiling Height 7'4"  
approx. 1,080 sq. ft.

Garden Level  
Ceiling Height 9'2"  
approx. 1,080 sq. ft.

Parlor Floor  
Ceiling Height 9'2"  
approx. 1,080 sq. ft.

Third Floor  
Ceiling Height 9'3"  
approx. 1,080 sq. ft.

Fourth Floor  
Ceiling Height 8'8"  
approx. 1,080 sq. ft.

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