



Elegant Single-Family Townhouse
Perfect for Bibliophiles, Tons of Natural Light
and Move-in Ready

212 East 32nd Street

Between Third and Second Avenue

16.67' x 98.75', Built 50' Deep



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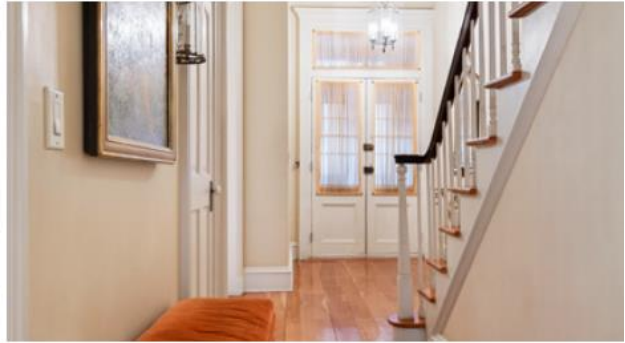
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DESCRIPTION

The elegant styling of a traditional townhouse seamlessly blended with needs of modern, family life is exactly what you find at 212 East 32nd Street. Exacting renovations and fabulous ceiling height are the first things that will catch your eye, but certainly not the last.

Highlights include: a restored facade, well-tended sunny garden, four bedrooms, three full and two half baths, and a private entrance into a comfortable home office on the garden floor. Most notable is the beautiful formal library with custom built-ins. It is a rare find, and ready for your library!

The quiet Kips Bay location offers both culture and anonymity with the *Art is Work*/Milton Glaser building across the street and several celebrities living their everyday – and best – life on the block. There is also easy walking to all major transportation including the 6 Train and Penn Station as well as quick access to the Midtown Tunnel for airports or points on Long Island.

LAYOUT

Garden Floor:

A tidy, gated forecourt alongside the townhouse stoop leads to a private garden floor entrance. Inside, a large entryway opens to several informal rooms, including a front bedroom (currently used as a home office), half bathroom, and a generous den/recreation room with a wet bar. The inviting den in the rear has direct access to a deep and wonderfully sunny garden. Boasting mature trees and plants as well as a lighting and watering system, it is a unique Midtown oasis. These south-facing gardens on 32nd Street are very desirable.

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Parlour Floor:

A rebuilt vestibule welcomes residents and guests home by offering a buffer between the street and formal foyer. With Cherrywood floors underfoot, the natural flow of the townhouse leads towards a long main hall and staircase. A powder room is tucked under the stairs and a coat closet nearby. Located just off the foyer is a formal dining room with a picture window and authentic Italian plaster-finished walls.

A pocket door separates the dining room from the adjacent kitchen. This charming, L-shaped kitchen has abundant counterspace, lovely glass-fronted cupboards, and updated high-end appliances including a Miele dishwasher, Wolf range with high hood, and SubZero refrigerator.

A formal living room at the rear of the parlour floor features two original built-in shelving nooks, an alcove, a working fireplace with original marble hearth and mantle, and two sets of French doors with transoms above. There is a small terrace with stairs descending to the garden. This large room is sophisticated and the epitome of townhouse living.

Third Floor:

Climb the stairs to the third floor and discover a pristine home library. This room is designed for a true bibliophile and includes a surround of built-in shelves, French library lights, and a secretary-style pull-out desk. Plus, there are two large, recessed windows providing natural light and serenity. The owners spared no expense on the custom cabinetry.

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The front of the floor is occupied by a gracious master bedroom. It is sizable and sleek in maximizing storage. From drawers under window seats to a walk-in “hers” closet with a private vanity and sink, this bedroom is a private retreat.

There is a centrally located oversized bathroom with a jacuzzi tub and shower stall on the floor as well as a hall closet that contains a stackable washer/dryer unit.

Fourth Floor:

The townhouse’s fourth floor hosts two spacious bedrooms as well as a modest guest bedroom or nursery. The front bedroom has a lovely marble hearth and mantelpiece, custom built-in shelves and drawers, and ensuite bath.

The rear bedroom has a dual garden and skyline view and walk-in closet. A full bath with claw-foot tub, three hall closets, and ladder access to the roof complete the floor.

Cellar:

This is a very organized 650 square foot space with plenty of storage and mechanicals.

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ESTIMATED EXPENSES

Real Estate Taxes (2021)	\$36,506
Gas & Electric	\$5,650
Insurance	\$14,000
Water & Sewer	\$955
Total	\$57,111

ADDITIONAL INFORMATION

Year Built	1880
Historic District	None
Zoning	R7B
FAR	1.58
Maximum Allowable FAR	3
Tax Class	I
Approximate Square Footage	4,080 including cellar level

Price: \$5,175,000

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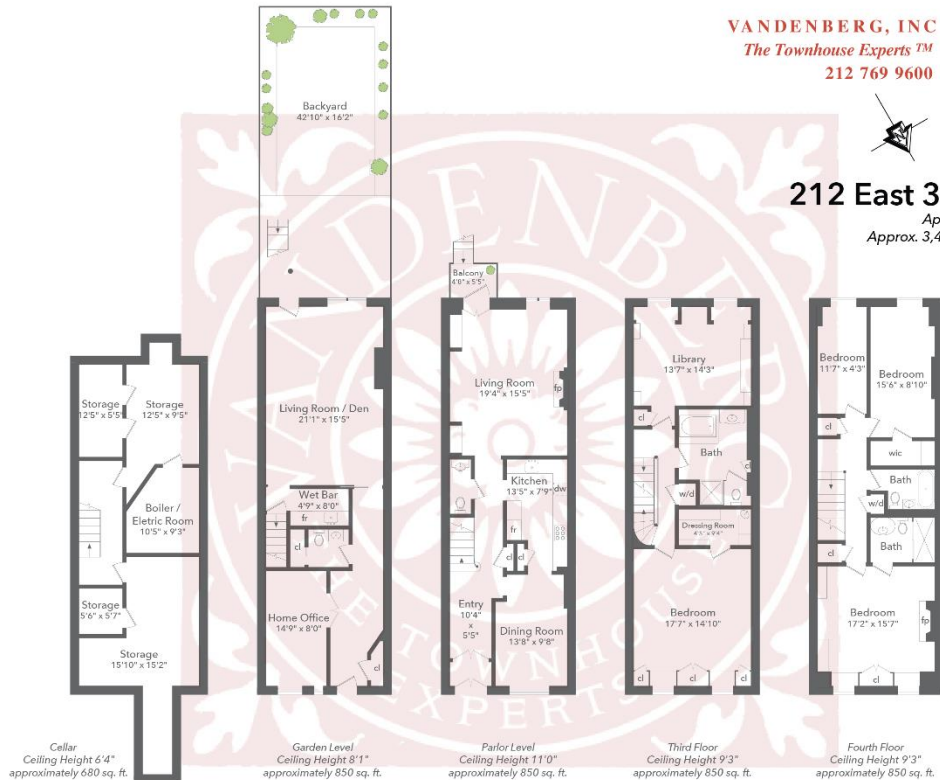
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212 East 32nd Street
 Approx. 4,080 Total Sq. Ft.
 Approx. 3,400 Above Grade Sq. Ft.



THE TOWNHOUSE EXPERTS, LLC LICENSED REAL ESTATE BROKER

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