



## Fabulous Two-Family Townhouse in Morningside Heights Turnkey Triplex Offers Live-With-Income Opportunity

360 West 121<sup>st</sup> Street

Between Morningside Ave and Manhattan Ave

15' x 100'11", Built 58' deep





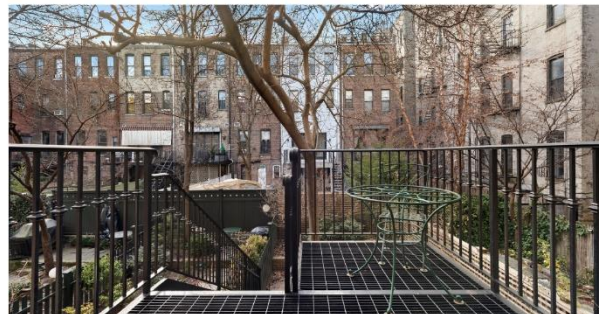


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**VANDENBERG -The Townhouse Experts • LICENSED REAL ESTATE BROKER**

**251 WEST 72<sup>nd</sup> STREET • UNIT 2F • NY, NY 10023 • Phone 212.769.9600 • [TownhouseExperts.com](http://TownhouseExperts.com)**

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### DESCRIPTION

Located a short walk from Columbia University, 360 West 121st Street is an historic townhouse that has been wonderfully maintained and refreshed. Each sunny, well-appointed room holds original details and the warmth of classic New York living among charming hearths and unrivaled millwork.

Currently configured as two units including a four-bedroom triplex and a garden level apartment with a bonus recreation room in the cellar, this townhouse is rife with great opportunity and value for the modern owner.

There is easy access to all public transportation at 125th Street, and a direct route to LaGuardia airport. When you require more urban nature beyond grilling or entertaining in your deep, private garden, Morningside Park is just steps away. Plus, there are exciting culinary options up and down both Lenox Avenue and Frederick Douglass Boulevard.

#### Garden Floor

A one-bedroom apartment occupies the garden floor of the townhouse. It has a private entrance under the stoop. The layout provides for separate living and sleeping quarters as well as a spacious eat-in kitchen with access to the garden. There is also a walk-in closet, full bathroom with tub, and a stacked washer/dryer.

The apartment extends to the finished townhouse cellar where a bonus recreation room or comfortable home office is found. The cellar also contains multiple separate storage rooms and the building mechanicals. The garden tenant is in place until end of June 2025.

#### Parlour Floor- Triplex

Atop the stately stoop, double doors open to a welcoming vestibule, inviting you into the grandeur of the townhouse's parlour floor triplex. A graceful informal foyer and sitting area flow seamlessly into an



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expansive, masterfully renovated eat-in kitchen. Here, gleaming marble countertops, custom cabinetry, and top-tier appliances—including a professional-grade Wolf range, a discreetly paneled Bosch dishwasher, and a GE Monogram refrigerator—set the stage for culinary artistry. The kitchen's elegant design is as functional as it is breathtaking, offering an ideal space for both casual meals and refined entertaining.

Just past the kitchen, a stairwell flanked in rich wainscoting leads up to the private quarters of the triplex, and double doors lead to a formal living room at the rear of the floor. Featuring splendid ornate moldings over all the windows and doors and an original woodburning fireplace with a handsome mantelpiece, beveled mirror, and spindlework, the character and spirit of the townhouse has been preserved in this grand room. The door at the rear of the living room provides access to a rear deck and the garden below. A powder room, coat closet, and pantry complete the floor.

### Third Floor- Triplex

The third floor hosts the primary bedroom suite as well as a home office, which could possibly serve as another bedroom. The rear-oriented bedroom has a lovely view of the garden, a fireplace with an original mantelpiece and inlaid mirror, parquet floors, and a pressed tin ceiling. There is an ensuite bathroom and an enormous walk-thru closet with a dressing area, which connects to the front room that is almost equal in size to the primary bedroom. This room also has large windows and a fireplace.

### Fourth Floor- Triplex

The fourth floor has two more gracious bedrooms tucked beyond a study nook that is illuminated from overhead skylights. Each bedroom is entered through a set of antique French doors and boasts large windows and a decorative fireplace. A second closet in the front room accommodates a washer and dryer for the triplex. There is a centrally located full bathroom with a shower stall and pedestal sink as well as separate linen closets and ladder access to the roof.



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**ESTIMATED EXPENSES**

Real Estate Taxes	\$8,832
Insurance	\$2,700
Gas & Electric	\$3,992
Water & Sewer	\$563
Total	\$16,087

**ADDITIONAL INFORMATION**

Year Built	1892 est.
Zoning	R7B
FAR	1.78
Maximum Allowable FAR	3
Tax Class	2B
Approx. Square Footage:	4,350 ( <i>including cellar</i> )

**Price: \$ 3,400,000**

***Contact:***

**The Vandenberg Team**

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(212)769-9600





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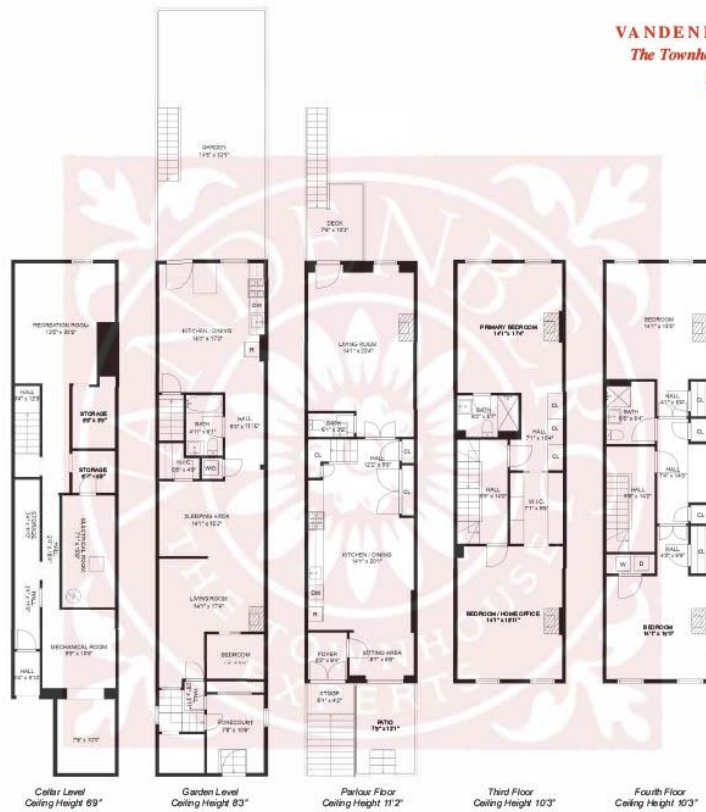
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360 West 121st Street  
Approx. 3,480 Above Grade Sq. Ft.  
Approx. 4,350 Total Sq. Ft.



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