



Impeccably Renovated and Elevatored Single-Family Townhouse  
Timeless Elegance with Modern Luxury Steps from Central Park

64 West 87<sup>th</sup> Street

Between Central Park West and Columbus Ave

18' x 100.71' Lot





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### DESCRIPTION

Nestled on a premier Upper West Side block, this exceptional single-family townhouse masterfully blends historic grandeur with contemporary sophistication. Originally designed by the renowned architect Clarence True, this distinguished home has been meticulously gut renovated to showcase its magnificent character while integrating every modern luxury. Bathed in natural light and adorned with brand new exquisite custom wallpaper, the residence features an elevator servicing all six levels, ensuring seamless access to its thoughtfully designed living spaces.

Live in unparalleled comfort near Central Park with top-of-the-line finishes, five spacious bedrooms, five full and three half baths, and four stately fireplaces. Expansive formal living and entertaining spaces are complemented by generous recreation areas, multiple balconies, and three beautifully appointed outdoor retreats. Perfectly positioned near beloved neighborhood cafés, gourmet markets, excellent schools, and across the street from a charming community garden, 64 West 87th Street is a rare and refined offering with very low taxes, less than \$30,000 annually.

#### Garden Floor

Enter through a gated forecourt into a grand formal foyer, where the townhouse's architectural pedigree immediately unfolds. A commanding fireplace, adorned with exquisite original millwork and moldings, anchors the space, while stately columns and arches frame the elegant staircase.

Beyond the foyer, the eat-in chef's kitchen is a masterpiece of function and style, featuring honed soapstone countertops, a deep farmhouse sink, a pot filler, radiant floor heating, and state-of-the-art appliances from Sub-Zero and Bertazzoni. A luxurious, climate-controlled wine room with 200+ bottle capacity is tucked away nearby, perfect for collectors. A discreet powder room and a convenient side service entrance complete this level.



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At the rear, glass doors lead to a serene, south-facing garden—a private urban oasis. Thoughtfully hardscaped and framed by a tall privacy fence, this enchanting retreat features a fixed gas line for effortless outdoor grilling.

### Parlour Floor

Ascend via the sweeping staircase or the elevator to a grand landing that serves as a stately receiving area, seamlessly linking the formal living and dining rooms.

The front-facing living room is a breathtaking showcase of timeless elegance, with soaring ceilings adorned with intricate plasterwork, luminous oversized windows, and a striking fireplace with its original mantelpiece and ornate moldings.

At the rear, the formal dining room is equally impressive, boasting another stately fireplace, rich millwork, and a beamed ceiling that exudes sophistication. Beyond the dining room, a refined den or music room, complete with a wet bar, offers an intimate retreat overlooking the garden.

### Third Floor

Devoted entirely to a lavish full-floor double-primary suite, the third floor is a sanctuary of sophistication, privacy, and comfort.

At the rear, a primary bedroom boasts serene garden views and opens onto a private balcony, creating a tranquil escape. A custom-designed walk-in closet offers extensive storage. Off the hallway, the dual en-suite bath provides separate showers, sinks, and toilets, ensuring the utmost privacy and convenience. Adjacent to the baths, is an oversized walk-in closet.

The front primary suite is equally luxurious, featuring a stately fireplace, oversized windows, and its own wet bar (or coffee bar)—perfect for a private sitting room, home office, or additional sleeping quarters. With its unparalleled scale and opulence, this full-floor primary retreat is a rare luxury in townhouse living.



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**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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### Fourth Floor

Two well-appointed secondary bedrooms, each with walk-in closets and en-suite baths, define this level. The rear-facing bedroom also boasts a spacious private terrace. A dedicated laundry room in the center of the floor enhances convenience.

### Fifth Floor

The townhouse's uppermost guest quarters include two additional bedrooms. The front bedroom features skylights, a charming dormer window, a walk-in closet, and a full en-suite bath. The rear bedroom, bathed in natural light, opens onto a Juliet balcony. A full bath in the main hall serves this rear bedroom.

### Roof

Crowning the residence, a spectacular finished roof deck offers breathtaking city views, creating an unrivaled outdoor sanctuary.

### Cellar

The fully finished cellar serves as a versatile extension of the home. The elevator descends to this level, where two expansive recreation rooms—ideal for a screening room, home gym, or playroom—provide abundant possibilities. A half bath, custom storage closets and dedicated mechanical rooms complete the space.



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**ADDITIONAL INFORMATION**

Year Built 1894 est.

Tax Class I

Real Estate Taxes \$29,314 (est.)

Approx. Square Footage: 6,414 (including cellar)

**Price: \$ 10,750,000**

*Contact:*

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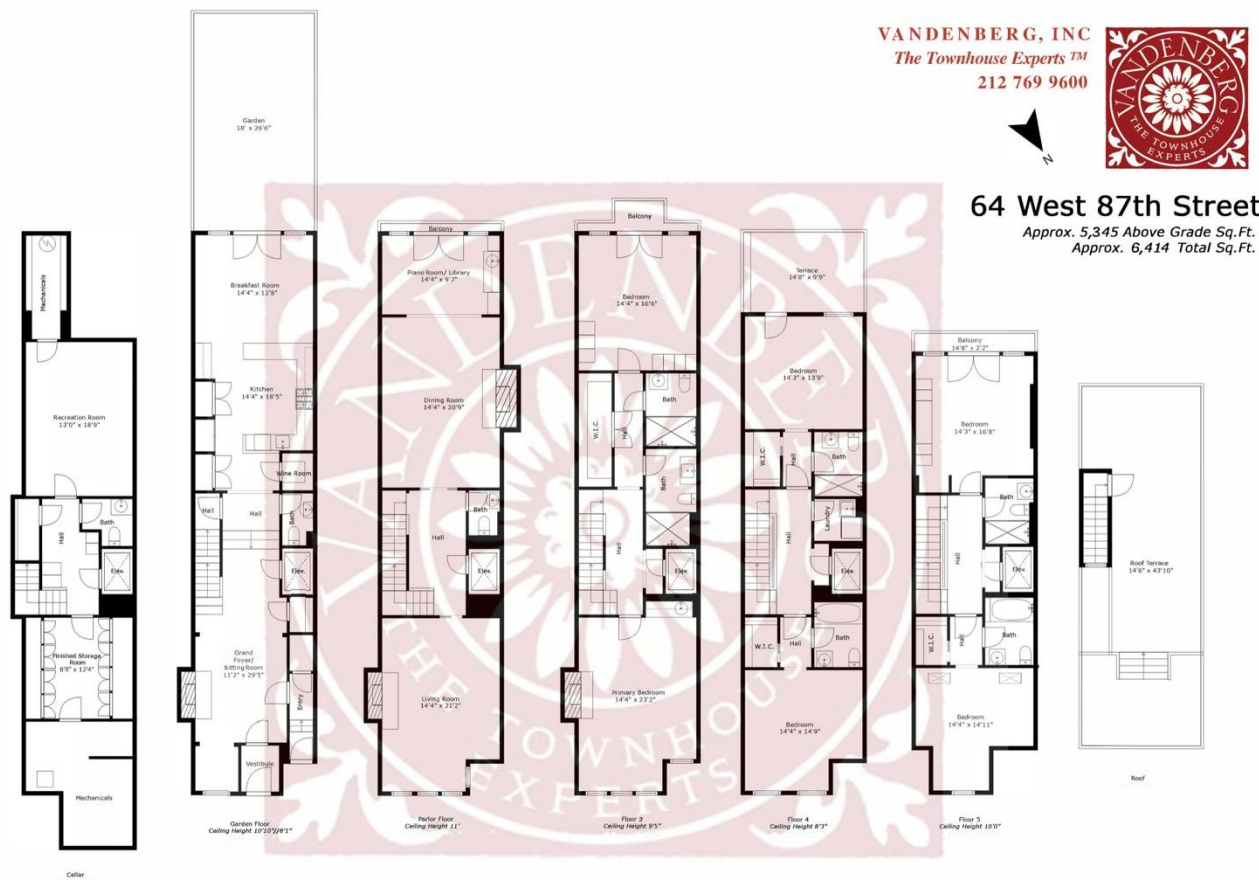
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