



Sunny Two-Family Lincoln Square Townhouse with South-Facing Garden and Soaring Ceilings

332 West 71st Street

Between West End Ave and Riverside Blvd

18' x 100.42', Built 55' deep





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DESCRIPTION

Located at 332 West 71st Street in Lincoln Square on the Upper West Side, this two-family townhouse spans approximately 5,280 total square feet and boasts a desirable 18-foot-wide façade with a handsome stoop that opens to reveal an expansive, sun-drenched interior with a loftlike feel. Nestled between Riverside and Central Park and just steps from iconic landmarks such as Lincoln Center, the American Museum of Natural History, the 79th Street Greenmarket, and Café Luxembourg, the residence exudes timeless elegance with its original millwork, abundant natural light, and spacious doorways and pocket doors that further enhance the open layout.

A stunning grand stairway—crafted from exquisite original white oak and framed by rich wainscoting—seamlessly ties together four levels of open living in the owner's triplex. Floor-to-ceiling doorways, wide hallways, and generous windows accentuate each space, while central air ensures modern comfort. Ample storage solutions—including large closets and custom built-ins installed by the current owner—further enhance the perfect blend of historic charm and modern convenience. The south-facing garden, accessible from the owner's triplex, offers a fantastic opportunity for entertaining. Completing this townhouse is a one-bedroom garden level apartment that will be delivered vacant.

This residence is masterfully designed to combine functional living with preserved elegance. With low taxes and the flexibility of the garden level, which can be used as a separate guest suite or for rental income, this quintessential Upper West Side townhouse is a must-see.

Parlor Floor – First Level of Owner's Triplex

Upon entering through the stoop and double doors, a welcoming vestibule opens into a gracious living room with 11-foot ceilings that flows naturally into a masterfully renovated eat-in kitchen. The current owners have put this expansive kitchen to good use, hosting parties for more than 90 guests. Adjacent to the kitchen, a staircase leads to the garden level extension, allowing for a seamless indoor-outdoor flow perfect for entertaining. The kitchen extends to a dining room located in the rear extension, where a unique 20-foot double-height ceiling creates an exceptional space. Rich wainscoting along the grand

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stairway and an original wood-burning fireplace with a stately mantelpiece further underscore the preserved elegance and loftlike ambiance of this level.

Third Floor – Second Level of Owner's Triplex

The third floor is dedicated to two full-width, spacious bedrooms positioned on either side of a central bathroom and laundry area, serving as a practical divider. The front bedroom, currently used as a library or den, features delightful bay windows and a fireplace. The rear bedroom includes custom-built closets offering ample storage and comfort, along with a large south-facing picture window overlooking the garden.

Fourth Floor – Third Level of Owner's Triplex

The fourth floor is home to a large, sun-filled primary suite featuring an oversized dressing room and an en-suite bathroom, accented by a beautiful skylight that imbues the space with natural radiance and serenity. At the rear of the fourth floor, an additional bedroom with a full en-suite bathroom benefits from its own discreet home office area in the extension. Facing the garden, this private space ensures a peaceful environment for work or study.

Garden Floor – Separate Apartment

The garden floor features a charming one-bedroom apartment with its own private entrance beneath the stoop, thoughtfully designed to provide distinct living and sleeping quarters. The apartment includes a sizable kitchen, in-unit laundry, and a comfortable bedroom in the back that opens directly onto a private garden measuring 23'3" x 18'0", creating an outdoor oasis that enhances its appeal as a rental income opportunity. This unit has access to the garden but no direct access to the triplex. However, infrastructure is in place via the garden extension should you wish for a more cohesive flow between both living spaces, as in the case of an in-law suite.



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Garden Floor—Extension

The extension of the garden floor is accessible from the owner's triplex. This space features a kitchenette, perfect for summer garden parties, and a powder room. Additionally, the extension houses a staircase allowing access to the cellar level.

Cellar

The full-depth cellar is currently used as a gym and storage space. It also houses the building's mechanicals.



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ADDITIONAL INFORMATION

Real Estate Taxes	\$35,984
Year Built	1893 est.
Zoning	R8B
FAR	2.62
Maximum Allowable FAR	4
Tax Class	I
Approx. Square Footage:	5,280 (<i>including cellar</i>)

Price: \$ 5,595,000

Contact:

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