

3 EAST 94TH STREET BETWEEN FIFTH AND MADISON AVENUES BLOCK: 1506 LOT: 6 SIZE: 25' X 100', Built 25' X 60' with 3 story 25'x 30' extension. 12,000 square feet. DESCRIPTION: Six stories plus basement. Situated on a historic block off Fifth Avenue, this magnificent Federal style limestone townhouse has been renovated and restored for luxurious one or two family living. Fourth floor wall opening permits easy conversation to one family home. Outstanding architectural details and features include: six woodburning fireplaces, beautifully curved staircase, richly patterned hardwood floors. Fifty-foot Lap Pool, stereo in every major room, built-in motion picture screen, state of the art multi-zoned heat and air-conditioning system, state of the art security system. LAYOUT: BASEMENT: Fitness room with steam room, sauna and spa; laundry room; storage room; boiler room; mechanical equipment. GARDEN FLOOR: Big, under-stoop vestibule entrance to kitchen; large eat-in kitchen with woodburning fireplace and double oven; large sitting area with wet bar, wine cooler, etc.; 50 ft Lap Pool under two story skylit greenhouse with dining area, hot tub, maid's room and bathroom, outdoor garden. recessed ceiling dome; built-in hidden movie screen; formal dining room with built-in bookcases and bay window; butler's warming pantry, marble powder room. THIRD FLOOR: Master bedroom with "His" and "Hers" marble bathrooms with jacuzzi, bay window; separate library with woodburning fireplace connect to master bedroom or can be separate guest bedroom; additional guest bedroom; two marble guest bathrooms, (additional 1 or 2 bedrooms can be attached from fourth floor). TRIPLEX FOURTH FLOOR: Three guest bedrooms, sitting room with large terrace connects to one of the bedrooms or can be fourth separate bedroom; four marble bathrooms; washer/dryer. FIFTH FLOOR: Large living room with woodburning fireplace and bay windows; cherry wood paneled library; formal dining room with woodburning fireplace and built-in display cabinets; eat-in kitchen; separate wet bar with granite countertops, built-in wine cooler, ice maker, etc., full marble bathroom. SIXTH FLOOR: Skylit staircase leads to master bedroom suite with skylit rotunda dressing area, "His" and "Hers" marble bathrooms with jacuzzi, 492 sqft planted terrace with automatic sprinkling system. ZONING: R8-B