

between Second & Third Avenue

*Size: 12.75 x 100 Built: 12.75 x 60
Block: 467 Lot: 54 Zoning: R7-2*

Description: *Charming five story townhouse with stoop. Many original details including an elegant double parlor with ornate plaster moldings, original sweeping central staircase, and high ceilings throughout. Outdoor space includes a large mature garden and a terrace off the second floor kitchen. This wonderful home has been lovingly maintained by the same owners for the past 35 years. Delivered vacant.*

Garden Floor: *Entrance under the stoop. Front and rear rooms. Middle sitting room. Powder room. Access to garden.*

First Floor: *Double entry. Front room with reading nook. Full bathroom. Laundry. Eat in kitchen with beamed ceiling. Access to terrace with stairway down to garden.*

Parlor Floor: *Double parlor with circular gallery landing.*

Third Floor: *Master bedroom with dressing area. Full bathroom with sauna. Library or sitting room.*

Fourth Floor: *Front and rear bedrooms. Full bathroom. Large linen closet.*

Please Note: *Most light fixtures not included in the sale.*

Assessments: *Land: \$480,000 Building: \$384,000 Total: \$864,000*

Annual Expenses: *RE Taxes: \$6,200 Water: \$_____ Fuel: \$_____ Total: \$_____*

Price: \$3,495,000

Shown exclusively through

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