

221 EAST 31ST STREET

BETWEEN THIRD AND SECOND AVENUES

BLOCK: 912 LOT: 13

SIZE: 16' X 98,' Built 16' X 50'

Ground floor: An entry way under stoop leads from the sidewalk to a den with half bath, which could serve as a maid's bedroom. A beautiful renovated kitchen and open dining room with double height (+16') overlook an exquisitely planted enclosed garden with flagstone pavers, outdoor lighting, and al-fresco dining area.

Second Floor: A low stoop leads to a large living room/ parlor which overlooks a double height dining room in the rear and the garden beyond.

Third Floor: Two ample bedrooms, two full baths, and a laundry room.

Fourth Floor: A master bedroom with master bath and dressing room.

Fifth Floor: Two ample bedrooms and two full baths. A graceful stair leads to the roof.

Roof: Spacious and sunny with open city panoramas. Architectural plans are in place for decking and landscaping.

Remarks: State-of-the-art mechanical, electrical, and plumbing systems have been installed throughout the house. The house is fully alarmed, centrally air conditioned, and wired with custom lighting throughout. All windows are thermally and acoustically insulated.