

**122 East 78th Street
(Between Park and Lexington Avenue)**

DESCRIPTION:

Recapture a moment in New York's history by restoring this grand mansion to its intended place as an architectural icon. Commissioned as a replacement of two adjacent rowhouses by Frederic Grosvenor and Ethel M. Goodridge, this 36-foot wide mansion was rebuilt in 1911 in the neo-Georgian style. The handsome brick façade with limestone cornice and trim is accentuated by three gracious archways framing the portico with two arched windows and an impressive wrought iron and glass entrance. Built by Foster, Gade & Graham, it is replete with period details including splayed lintels, decorative stone foliate panels and cornices with modillions.

Currently configured as professional space, studios and one bedrooms, it comprises in excess of 16,600 sf (including the English Basement but excluding sub-cellar). The whole building is DELIVERED VACANT and is an ideal conversion to a glorious single family residence. It features lofty ceilings ranging from 10-14 ft, multiple wood burning fireplaces, a side and rear garden, a second floor terrace, an elevator servicing all floors, and dramatic windows facing north, south and east.

LAYOUT:

PRESENT CONFIGURATION:

ENTRANCE FLOOR -- 2,983 SF

Front vestibule opens to a 9' x 25' lobby and two professional office spaces, one on the front east and one at the rear. The west wing houses the upper level sitting room of the Garden Duplex.

SECOND FLOOR -- 2,663 SF

Professional offices occupy the front portion of the building. The rear comprises the lower level of a 2nd flr/3rd flr duplex. It features a grand sunken library, guest bedroom and bath, and rear terrace.

THIRD FLOOR -- 2,663 SF

Currently the top floor of a duplex unit it has been opened, revealing the full width of the building. The 14' x 20' middle room and 22'7" x 16' rear room, both with fireplaces, have been retained showcasing the original scale and grandeur of these rooms.

FOURTH FLOOR -- 2,663 SF

On this floor are three studio apartments (two with wood burning fireplaces) and a rear one-bedroom apartment with wood burning fireplace.

FIFTH FLOOR -- 2,663 SF

On this floor are three studio apartments (two with wood burning fireplaces) and a rear one-bedroom apartment with wood burning fireplace.

ENGLISH BASEMENT -- 2,983 SF

The English Basement is presently configured as part of a three bedroom duplex with library. Enter from the ground floor into a charming sitting room with fireplace. Proceed to the sunny and spacious lower level living room with fireplace and an adjacent galley kitchen, both rooms with windows facing a side garden. The hall leads to a library, a powder room, two rear bedrooms, a laundry room and a rear garden.

SUBCELLAR -- 2,983 SF

Boiler, Laundry, Mechanical and Storage Rooms.

SUGGESTED CONFIGURATION:

FIRST FLOOR:

No mansion is without a dramatic entrance. Imagine being welcomed by a baronial 32'6" x 33' entrance gallery with wood burning fireplaces on both east and west walls, soaring 14' ceilings and a grand elliptical staircase. Staff can put away coats in a spacious closet while your guests can freshen up in the powder room before heading to the main entertaining level. For residents and staff, private doors lead to an enormous 17'6" x 22'6" kitchen with two storage rooms and a separate 11' x 15' breakfast area with stairs leading to the lower level recreation floor and private spa.

SECOND FLOOR:

A 16'8" x 27'3" gallery welcomes you and your guests to this majestic entertaining floor showcasing a 32' x 33'8" Great Room in the front and a rear 22'6" x 25'6" Formal Dining Room, both with 14' ceilings. While staff prepares delectable hors d'oeuvres in the serving kitchen, your guests can enjoy refreshing summer cocktails on a lovely planted 12' x 25' rear deck.

THIRD FLOOR:

This floor is designed for guest and family entertainment. The front houses a 21' x 33'8" family room/den with two wood burning fireplaces, a 14' x 21' media room, powder room au milieu, and two rear guest suites with en-suite baths.

FOURTH FLOOR:

The proposed plan for this floor features five gracious chambers, all with en-suite baths. An additional laundry room and three wood burning fireplaces are added features.

FIFTH FLOOR:

The Master Suite is located on this floor boasting a royal 21' x 33'8" sleeping chamber with wood burning fireplace, a sumptuous master bath with double sink, soaking tub and separate steam shower. Two dressing areas/walk-in closets serve the master bedroom. To the rear is an exquisite Bibliothèque with wood burning fireplace plus an adjacent and less formal office/study.

ENGLISH BASEMENT:

Imagine a house that has an amenity floor that rivals the best of any condo or five-star hotel. The suggested configuration of this floor features space for recreation designed to pamper: a lap pool, gym, sauna, steam room and full bath. The front service entrance leads to two staff rooms, staff bath and laundry room. The rear extension of the ground floor connects to a rear mudroom, powder room, bar, side and rear garden with fireplace.

ROOF TERRACE:

Enjoy many hours of blissful relaxation and entertaining in this 2,200 sf roof terrace. Possibilities are limited only by one's imagination!

SUBCELLAR – SUGGESTED CONFIGURATION:

Wine Cellar, Storage Rooms and Mechanical Room.

BLOCK & LOT:	1412 – 62
ZONING:	R8B/LH1-A
BUILDING CLASS:	C7
PRICE:	\$18,900,000
R.E. Tax:	\$136,603