

JUNE 1, 2019 - **FOX RESIDENTIAL GROUP** IN THE NEWS – **ON THE MARKET** - BY PATRICIA CANOLE

13 WEST 121ST STREET Pre-War Details Plus Modern Know-How Equals Incredible Living



There is no better place to experience New York's new energy than West 121st Street, between Mount Morris Park West and Malcolm X Boulevard—where a new type of homeowner is invigorating one of Harlem's most distinct blocks. Of course, there are similar blocks to be found in Harlem, but 121st Street is intact and almost looks unreal. All 22 brownstones have their stoops, cornices and most other details; it is hard to find such beauty and integrity on the East Side or even on the brownstone-rich West Side. With a new generation comes a new appreciation of what is old is new again. Here is one we particularly liked and you will as well.



THE RESIDENCE

This meticulously restored townhouse at 13 West 121st Street with an income producing garden floor apartment was built in the 1880s and is situated on the most beautiful residential block in Harlem. Nestled among stunning townhouses, its location in the Mount Morris Historic District is a stone's throw from Marcus Garvey Park. The home has been lovingly renovated and restored while maintaining the charming original details. The five-story townhouse is built 21 feet by 52 feet totaling approximately 4,500 plus interior square feet. There is a garden with open, sunny exposures, beautifully planted with dramatic lighting, and bluestone tiles. Special features include new double-pane Lepage screened windows and original ornate wood cornices above many doors and windows. The home also contains restored wooden pocket and regular doors as well as stairs with original wainscoting and paneling, and decorative fireplaces with original mantels. All this plus high ceilings and open south and north exposures make this townhouse a particularly good investment. Modern touches include hardwood floors styled to be consistent with the traditional feel of the home. Each level can control the heat and air conditioning—also, all new plumbing and electric throughout complete the picture. The rear of the house was recently repointed and a new rubberized roof installed.

THE GARDEN FLOOR

This is currently configured as a separate income generating apartment with private gated entrance. It is complete with a living room with a decorative fireplace, wainscoting, a full kitchen, one bedroom, one bath, washer dryer, and lots of storage and lovely details. This unit has direct access to the garden and could easily convert back to a part of the main house.

THE PARLOR FLOOR

Entering by way of the original stoop, there's a foyer replete with dramatic mahogany stairs, railings, doors, with ornate cornices over all the doors and windows. This elegant parlor floor boasts 11 foot-plus ceilings in both the formal front parlor and less formal rear living room and library with a decorative fireplace, a wet bar, bookcases with a library ladder.

THE 2ND FLOOR & BEYOND

The second floor, with its 10 foot ceilings, has a sound-proof family room with decorative fireplace, formal dining room, and a new powder room. Both rooms close off to the large kitchen with original enormous, floor-to-ceiling wooden pocket doors. The fully equipped kitchen has stainless steel appliances including a DCS stove with six burners, griddle and two ovens, a Bosch dishwasher, GE Monogram refrigerator, and a double sink. The cherry cabinetry offers ample storage. The floors, backsplash, and countertops are all black granite.

The master suite occupies the entire third floor with 9-foot ceiling heights. The master bedroom (also soundproofed) has large windows overlooking the garden and a lovely decorative fireplace. The master sitting room/study/additional bedroom occupies the front room on this floor. The oversized master bath has two sinks, a Jacuzzi tub, a six- spray shower and tons of storage including two closets.

Finally, on the 4th floor, you'll find two bedrooms each with ensuite baths. Sun pours in through two large skylights. The ceiling height of 10 feet continues on this floor allowing for fantastic light throughout the day. There's an additional work/play area. The storage closet houses the washer/dryer and has a set up for a small kitchenette if desired.

At the end of the block is the lush Marcus Garvey Park with a recreation center, pool, gym, amphitheater as well as many playgrounds and fields. Mount Morris Historical District is a landmarked neighborhood that maintains all its original charm and character while enjoying the recent addition of new retail, restaurants and residential building in the adjacent areas. There's a Whole Foods Market close by on 125th Street as well as the convenience to bus and subway lines.

The home is listed for \$4,675,000 by Stephanie Kanner, Fox Residential Group.