



www.lesliegarfield.com
 212.371.8200
 info@lesliegarfield.com

219 East 72nd Street **\$6,750,000**
 New York, New York 10021 (THIRD/SECOND) #3521568



Price:	\$6,750,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	8 / 4 / 4	Exposures:	---	Listed:	09/28/2016
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	226
Approx SF:	3,200	House Style:	Home	Orig Ask Price:	\$6,995,000
\$ per SF:	\$2,109	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	---	Fireplace:	---		

Description:

Refined and ultra-chic, this 4-story house in a beautiful East 72nd Street location has been designed and decorated to the highest standards by top AD 100 designer Jeffrey Bilhuber for both, formal entertaining and fun everyday living. The elegant foyer on the garden floor leads to the most charming dining room with an adjacent den where floor-to-ceiling windows open to the beautifully designed garden with a BBQ gas grill. The kitchen on this level is by leading German manufacturer Poggenpohl and has only top appliances. On the second floor, the perfectly proportioned living room features a decorative fireplace with gorgeous mantle piece, pristinely lacquered walls and a bay with absolutely stunning murals as well as a large terrace. A very pretty staircase from an internal foyer leads up to the master bedroom and second bedroom, both with ensuite bathrooms. The next floor has two more bedrooms, also each with an ensuite full bath. The renovated basement offers a laundry room, space for a private gym area as well abundant space for storage. East 72nd Street is conveniently located and offers close proximity to the most desirable and special parts of the Upper East Side.

17 East 9th Street **\$9,750,000**
 New York, New York 10003 (University Place/Fifth Avenue) #15703511



Price:	\$9,750,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	20 / 0 / 10	Exposures:	---	Listed:	01/17/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	115
Approx SF:	6,750	House Style:	Townhouse	Orig Ask Price:	\$15,000,000
\$ per SF:	\$1,444	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$6,602	Fireplace:	---		

Description:

WE are pleased to present this Prime Greenwich Village Greek Revival Over-sized Townhouse for sale. Create the single family house of your dreams or the perfect investment opportunity. Lot Size: 25x 92ft 3in Built: 25x50 plus extension 25x10(2 floors) Zone: R7-2 FAR: 3.4 Gross Sq. Ft Sq.M Total buildable: 7843Sq. Ft. Five Floors. 20 Rooms 10 Bathrooms This Prime Greenwich Village Greek Revival 25ft wide townhouse was originally built in 1844 as a single-family residence. Converted in the late 1930s to multiple family configuration. Basement: Full, unfinished with storage and utilities (Oil fired steam with 1,080-gal oil tank and 200amp electrical service). Ground Floor: Professional suite and 1 bedroom apartment, 2nd Floor: 2 bedroom/2 bathroom floor thru with 14ft ceilings and a massive skylight in extension, 3rd Floor: Two, 1 bedroom apartments, 4th & 5th Floors: Two duplexed 5 room apartments. There are 10 fireplaces. There is a large rear garden with brick patio. Delivered vacant in September 2017. Exclusive Broker: Stephen P. Wald Tel Mobile

121 West 88th Street

New York, New York 10024 (Columbus Avenue/Amsterdam Avenue)

\$6,950,000

#15283092



Price:	\$6,950,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	-- / 0 / 0	Exposures:	---	Listed:	08/03/2016
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	282
Approx SF:	5,150	House Style:	Home	Orig Ask Price:	\$7,500,000
\$ per SF:	\$1,350	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$4,145	Fireplace:	---		

Description:

This historic, landmarked, 20' wide, bay-front, limestone townhouse, was designed by the prominent New York architect, Alonzo B. Kight, as a single-family home. It is currently configured as four separate units consisting of more than 5,100 square feet of interior space and a semi-finished 1,300 square foot basement. The garden level consists of a three-bedroom, two-bath apartment with an open, ivy-walled, paved garden, providing great privacy, which is accessible from both the ground-floor unit and the duplex. It is a peaceful oasis - a special haven away from the bustle of the city. The loft-like owner's duplex apartment, which occupies the second and third floors, boasts soaring ceilings, parquet floors, a decked terrace, three bedrooms, two and a-half baths, and four wood-burning fireplaces. This special space is great for entertaining on a large scale or for intimate gatherings. The parlor floor has been the venue for fundraisers, jam sessions, and grand parties; Duke Ellington and his orchestra played here. The top floor includes two one-bedroom apartments. The south-facing, front apartment has a working fireplace, and the north-facing apartment enjoys a private decked terrace. This architectural jewel is ideally situated in the highly coveted, family-friendly neighborhood of the Upper West Side - close to some of the city's best private schools (Dwight and Trevor Day) and public schools (PS 9 and PS 166) and is easily accessible to the #1,2,3, B, and C train lines. Once featured in House Beautiful magazine, this unique property can be reverted back to a single-family home or left in its current, income-producing configuration, and is eligible for a significant tax deduction through the Trust for Architectural Easements. Showing by appointment only.