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230 East 68th Street

\$7,800,000

New York, New York 10065 (Second & Third Avenues)

#3390957



Price:	\$7,800,000	Views:	---	Status:	Active
Rm / Bd / Bth:	0 / 5 / 0	Exposures:	---	Listed:	05/11/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	1
Approx SF:	4,000	House Style:	Home	Orig Ask Price:	\$6,995,000
\$ per SF:	\$1,950	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	---	Fireplace:	---		

Description:

BEST HOUSE IN THE EAST 60'S UNDER \$10 MILLION 230 East 68th Street is an incredibly bright and beautifully renovated single family house with 4,000 square feet on 5 levels, 5 bedrooms, 3 full and 1 half bathrooms, 4 fireplaces, expansive eat-in kitchen, media room and serene landscaped south-facing garden. The house is not in a historic district and has enough air-rights available to double the size. On the Garden level, the well equipped chef's eat-in kitchen features professional Viking range, twin Bosch dishwashers, double Traulsen refrigerators as well as 2 Subzero refrigerator drawers. Accessible through the large pantry is the formal dining room with decorative mantel. The Parlor floor, boasting 11 foot ceilings, 2 marble fireplaces and new wood floors, has an open layout that is ideal for living and entertaining. Located on the 3rd floor, the Master Suite enjoys great southern light in the Master Bedroom and features a custom designed dressing room, gorgeous Master Bathroom with claw foot soaker tub, separate stand up shower and double vanity, and a den which could be used as sitting room or additional bedroom. The 4th floor has 3 very bright bedrooms. The larger bedroom comes with its en-suite bathroom and walk-in closet. A media room, laundry facilities, storage and mechanicals are located in the basement.

68 East 91st Street

\$15,975,000

New York, New York 10128

#16653050



Price:	\$15,975,000	Views:	---	Status:	Active
Rm / Bd / Bth:	13 / 5 / 5	Exposures:	---	Listed:	05/07/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	5
Approx SF:	---	House Style:	Home	Orig Ask Price:	\$15,975,000
\$ per SF:	---	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$5,247	Fireplace:	---		

Description:

Meticulously and beautifully renovated, 68 East 91st Street is a stunningly elegant and graciously proportioned 20-foot wide townhouse on Carnegie Hill's most desirable residential block. Ideally located between Park and Madison Avenues, the home is just off Central Park and near several of New York's finest schools and museums. Originally built in 1889, the renowned G2 Design firm transformed this remarkable home into a bespoke modern masterpiece with unparalleled attention to detail for both daily living, as well as expansive entertaining. The home's abundant natural light, grand proportions, and flow of perfectly scaled rooms create a sense of openness rarely found in New York City townhouses. Admired for its ornate ivory faade, striking black trim, large single-paned windows, and seasonal plantings, this one-of-a-kind residence contains the highest quality design, craftsmanship, finishes, custom details, and state-of-the-art technology throughout. The home's many features include five bedrooms and five luxurious full bathrooms, a spectacular double-height 20-foot tall glass-walled living room opening onto a south-facing landscaped garden, a library, an eat-in gourmet chef's kitchen and open dining room, a media room, a gym, an entertainment room off the master suite with a large landscaped terrace, two laundry rooms, two working fireplaces and a 5,000 bottle wine cellar. A master control center supports the highest-quality entertainment and security systems. These include wired and wireless high-speed commercial internet, telephone, video, home security, Lutron lighting, and a Siedle video intercom system. The mechanicals have all been updated and include multi-zone central air conditioning, a central vacuum system, a full-home water filtration system, and automatic watering systems for the home's outdoor plantings.

123 East 92nd Street**\$4,625,000**

New York, New York 10128 (Park & Lexington Avenues)

#14679834



Price:	\$4,625,000	Views:	---	Status:	Active
Rm / Bd / Bth:	0 / 4 / 3	Exposures:	---	Listed:	05/11/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	1
Approx SF:	2,535	House Style:	Home	Orig Ask Price:	\$4,250,000
\$ per SF:	\$1,824	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$2,273	Fireplace:	---		

Description:

Charming historic 1870s four-story single-family townhouse on highly sought after tree-lined block in historic Carnegie Hill. This sun-drenched south-facing home is the epitome of townhouse living just steps from Central Park. Original architectural and historic elements exist throughout the house. The gracious layout offers a spacious parlor filled with exquisite original details including a library and a formal living room with gas fireplace overlooking the garden. The well-proportioned formal dining room has easy access to the eat-in chefs kitchen. The sunny landscaped backyard is perfect for entertaining with access from both the parlor and the kitchen levels. This charming home represents the epitome of comfort with four king sized bedrooms, all showcasing unique historic details, and three full bathrooms. Add to this a separate garden level entrance with unique city amenities including mud-room, a home office, tons of closets and a full basement. This home is truly a gem. Call today to schedule your private showing.

19 Sutton Place**\$8,500,000**

New York, New York 10022 (57TH & 58TH STREET)

#3030412



Price:	\$8,500,000	Views:	---	Status:	Active
Rm / Bd / Bth:	9 / 4 / 3.5	Exposures:	---	Listed:	05/11/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	1
Approx SF:	---	House Style:	Home	Orig Ask Price:	\$6,750,000
\$ per SF:	---	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$4,815	Fireplace:	---		

Description:

Great Value... this single-family home offers approximately 4,960sf of interior space with 4 bedroom, 3.5 bath and an elevator. A full-floor Great Room on the parlor level is grand and expansive and provides an exquisite backdrop for entertaining and display of art. The master suite with bay windows, comprises the third floor includes a sitting room/office and master bathroom. There are three additional bedrooms and two bathrooms on the fourth floor. The fifth floor family room features double-height ceilings and a mezzanine level, as well as a terrace with views of Sutton Garden and the river. An elegant entrance gallery with powder room on the garden level leads to the formal dining room and a kitchen with separate entrance from the exterior. Five wood-burning fireplaces and a finished basement with storage space, pantry and laundry room complete this special home. Residents in this sought-after enclave have the right to use the private, serene and lush Sutton Garden.

14 Sutton Sq

New York, New York 10022

\$15,000,000

#16654844



Price:	\$15,000,000	Views:	---	Status:	Active
Rm / Bd / Bth:	10 / 6 / 7	Exposures:	---	Listed:	05/08/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	4
Approx SF:	4,950	House Style:	Home	Orig Ask Price:	\$15,000,000
\$ per SF:	\$3,030	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$6,358	Fireplace:	---		

Description:

Imagine finding yourself on a cul-de-sac so discreet, some of the most seasoned New Yorkers have never walked its tree lined beauty. It's hard to believe you're in New York City but you are, it's called Sutton Square and nestled at the south end of the circle lies Number 14. This townhouse offers the ultimate in luxury, privacy, and exclusivity. The Square is steeped in history and has been home to a list of who's who in its 100 year existence. A short walk to Central Park and Fifth Avenue but an absolute world away. Upon entering this home the eye travels through the masterfully renovated entry and living room to the 'secret garden' of Sutton Square. One of the largest private gardens in Manhattan, it boasts almost a square city block of perfectly manicured lawn. Accessible only to the 12 surrounding homes, it sits just passed the French doors and patio, ensconced alongside the strength and beauty of the East River. On a wrought-iron bench or whimsically swinging beneath a London plane, you cannot help but feel transported. And in the spring, when the pair of century-old crabapples burst into their white bloom your breath cannot help but catch. The garden can be enjoyed from every south-facing bay and the river, with its constant and sparkling flow can be viewed from each room in the home. Whether at street level or on the top floor the sense of calm and security is remarkable. Each of the six floors is conveniently serviced by an elevator. Through the center of the home runs a circular stair whose ebb and flow echo that of the river outside. It is hard to believe the elegance and treasured allure held by this property comes without board approval. When the sun goes down a different sort of magic illuminates the home at 14 Sutton Square and its surroundings. The lights from the 59th Street Bridge are mirrored by the changing tides below and the garden comes alive, winking with enchantment, through thoughtfully placed landscape lighting. A wonderland so rare within the bustling length of Manhattan, yet it exists. The garden is meticulously maintained, as well as sidewalks in front of each home, by the Sutton Square Association I invite you to look at the photos and floorplans of this exquisite property. It would be my pleasure to offer you a private tour.

48 West 85th Street #2

New York, New York 10024 (B/w CPW and Columbus Ave.)

\$10,800,000

Single Family / #16681181



Price:	\$10,800,000	Views:	---	Status:	Active
Rm / Bd / Bth:	10 / 6 / 6	Exposures:	---	Listed:	05/10/2017
MdBd / MdBth:	0 / 0	Outdoor:	Terrace	Days on Market:	2
Approx SF:	7,700	Apt Type:	Simplex	Orig Ask Price:	\$10,800,000
\$ per SF:	\$1,403	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	Unknown		
R.E. Taxes:	---	Fireplace:	---		

Building Details:	Name:	---	Type:	Pre-War, Single Family, Townhouse	Year Built:	---
	Fin. Allow:	---	Floors / Units:	4 / 2		
	Flip Tax:		Lobby Attendants:	None		

Building Allows: ---**Building Amenities:** ---**Description:**

As exclusive sales agent, Eastern Consolidated is pleased to present an exceptional townhouse located at 48 W. 85th Street. This 20-foot wide, 5-story, 77,700 square foot brownstone is currently configured as two residential units consisting of a 5-bedroom/4-bath unit with three outdoor spaces on the parlor level through 5th floor (plus a cellar level) and a 1 bedroom/2-bath unit with a separate entrance from the street on the garden level also with garden access.

351 West End Avenue

New York, New York 10024 (76 & WEA)

\$6,995,000

#11817517



Price:	\$6,995,000	Views:	---	Status:	Active
Rm / Bd / Bth:	16 / 6 / 5	Exposures:	---	Listed:	05/08/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	4
Approx SF:	5,675	House Style:	Home	Orig Ask Price:	\$10,900,000
\$ per SF:	\$1,233	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$2,432	Fireplace:	---		

Description:

Designed by famed architects Lamb & Rich, who were best known for their ingenious variations on late 19th century urban mansions, this landmarked, five-story townhouse has breathtaking scale and style. Each floor of this single-family home is configured around a grand central staircase, guaranteeing all the main spaces from living room to bedrooms can take full advantage of the generous 20-foot width. Featuring beautifully restored quarter-sawn golden oak woodwork, distinctive curved pocket doors, and ornate plaster rosettes decorating the foyer ceiling, the entertaining floors are a townhouse aficionado's dream. Additionally, since the townhouse is situated on the avenue, it boasts both East and West exposures, allowing gorgeous sunlight to pour in through oversized windows from sunrise to sunset. Other highlights include six working fireplaces, French doors, a separate guest suite with its own street entrance, and a west-facing garden that opens to a lovely lane of surrounding low townhouses, shady trees, and sky.

Parlour Level: This parlour floor is striking for its soaring ceilings, sun-drenched rooms, and flawless restoration of original details. The grand entrance hall showcases wood wainscoting, parquet floors, the central staircase, one of two original fireplaces on the floor, and a set of unique curved pocket doors. The parlour front hosts a gracious eat-in kitchen with copious cabinets, Corian countertops, a large island, pantry, and modern appliances including a wine cooler. On the west side of the grand hall is a formal living room with more graceful woodwork, oversized picture windows, and another fireplace. A separate powder room and mudroom with access to the garden complete the floor.

Third Floor: The third floor is just as impressive in scale as the parlour. A vestibule at the top of the stairs is flanked by cheery French doors that lead either to a rear family room complete with antique fireplace and wet bar, or to an alcove library that lies between the vestibule and formal front dining room. The front dining room boasts an expansive bay window that overlooks the West End thoroughfare, and also includes a working fireplace as well as original custom-made wooden blinds that nest inside the windowsill.

Fourth Floor: The fourth floor contains a generous rear master suite as well as a separate front bedroom and full bath. The master bedroom is open and bright with huge windows that overlook the garden. It also contains a working fireplace with original mantelpiece and marble hearth, and walk-in closets. The luxurious master bathroom features a double vanity, Jacuzzi tub, and separate shower stall. The front bedroom has a glorious bay window, walk-in closet, and private full bathroom.

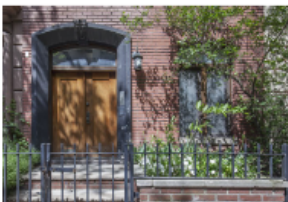
Fifth Floor: Ascend the stairs to the top floor to bask in the sunlight flooding in from two enormous skylights. Hosting three bedrooms, two full bathrooms, laundry room, cedar closet, and a centralized open area for a playroom or den, this floor also boasts

209 West 22nd Street

New York, New York 10011 (Eighth Avenue/Seventh Avenue)

\$5,750,000

#16653140



Price:	\$5,750,000	Views:	---	Status:	Active
Rm / Bd / Bth:	-- / 4 / 3.5	Exposures:	---	Listed:	05/08/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	4
Approx SF:	2,776	House Style:	Home	Orig Ask Price:	\$5,750,000
\$ per SF:	\$2,071	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$1,519	Fireplace:	---		

Description:

Located on a tranquil tree-lined block in Prime Chelsea, 209 West 22nd Street is the perfect urban oasis to come home to. Built in ca. 1901, and lovingly restored to a comfortable, single family home. Enter through a pretty gated stoop, adorned by planted greenery and flowers, leading to a lovely double front door. This brings you into the sunlit parlor floor with gallery like double-height ceilings. Two arched windows bring wonderful light in through mature tree-leaves, with a second set of windows above showcasing the 20ft high wall. The parlor floor has a lofty feel with its open floor plan, whitewash brick walls, and exposed steel beams. The living room seamlessly transitions into the dining area and the warm kitchen, which has big French doors looking out to the leafy garden. The kitchen exudes Old World charm with an antique wood island, earth-toned stone countertop, and deep farm sink - just imagine the great entertaining with family and friends. The French doors lead out onto the deck with its wooden stairs that take you down to the beautiful outdoor oasis, peaceful and zen. This private garden provides an instant escape from the city, with space for you to gather your thoughts, and a perfect setting for an outdoor dinner party. The garden is also accessible from the recreational floor below the parlor, which is fully finished and has a powder room. The garden floor affords for great additional entertaining space, additional storage, including room for a wine cellar. The second floor of the house is entirely dedicated to the master suite, and boasts 10ft ceilings, a spacious bedroom, two windows plus an arched sitting area. There is also a generous dressing area that transitions into the master bathroom. The master bath has a sculptural claw foot tub with Pegler hardware, with a magnificent dreamy window that carries the leafy views and light in. Cesame console sink completes the Belle poque style of this room. Additional subway tile encased shower. Up the architectural stairs, finished in polished concrete and steel, the third floor boasts two generously sized bedrooms with deep closets, and a dual entry bathroom, finished with penny tile floors and subway tiles. Glass-covered floor cutouts provide for a modern feel and added sculptural element. There is a large laundry area between the bedrooms. The fourth floor has a flexible layout, and can easily accommodate one or two additional bedrooms, serve as a