

**47 East 63rd Street**

New York, New York 10065 (63 &amp; PARK)

**\$11,750,000**

#16075080

<b>Price:</b>	\$11,750,000	<b>Views:</b>	---	<b>Status:</b>	Active
<b>Rm / Bd / Bth:</b>	15 / 4 / 5	<b>Exposures:</b>	---	<b>Listed:</b>	05/01/2017
<b>MdBd / MdBth:</b>	-- / --	<b>Outdoor:</b>	---	<b>Days on Market:</b>	4
<b>Approx SF:</b>	5,432	<b>House Style:</b>	Home	<b>Orig Ask Price:</b>	\$12,000,000
<b>\$ per SF:</b>	\$2,163	<b>Washer/Dryer:</b>	No		
<b>Maint/CC:</b>		<b>Air Conditioning:</b>	---		
<b>R.E. Taxes:</b>	\$4,698	<b>Fireplace:</b>	---		

**Description:**

47 East 63rd Street represents a prime opportunity for a purchaser to own a home located on a prime Upper East Side block. This townhouse is located on a tree-lined East 60s block steps from the highly desired Central Park and some of the city's most renowned retailers and restaurants. Built in 1884 to designs by architect Thom & Wilson, this house could be kept in its current configuration for a live / work possibility or could be reconfigured into a beautiful single family home. The ground floor of this home has a separate entrance and is currently configured as offices. The owners quadruplex above features a stoop entrance, which opens to the parlor floor of this home highlighted by grand ceiling heights, spacious rooms, a wood-burning fireplace and an elevator that accesses all floors. Above this, the 3rd floor has two nicely proportioned rooms which could be used as bedrooms or living areas. There is access to a lovely sun-filled terrace in the rear. The floors above have two spacious bedrooms on each floor with a wood-burning fireplace in each room.

**56 Charles Street**

New York, New York 10014 (4 &amp; SEVENTH)

**\$11,900,000**

#16614828



<b>Price:</b>	\$11,900,000	<b>Views:</b>	---	<b>Status:</b>	Active
<b>Rm / Bd / Bth:</b>	17 / 6 / 7	<b>Exposures:</b>	---	<b>Listed:</b>	05/01/2017
<b>MdBd / MdBth:</b>	-- / --	<b>Outdoor:</b>	---	<b>Days on Market:</b>	4
<b>Approx SF:</b>	6,491	<b>House Style:</b>	Townhouse	<b>Orig Ask Price:</b>	\$11,900,000
<b>\$ per SF:</b>	\$1,833	<b>Washer/Dryer:</b>	No		
<b>Maint/CC:</b>		<b>Air Conditioning:</b>	---		
<b>R.E. Taxes:</b>	\$4,011	<b>Fireplace:</b>	---		

**Description:**

56 Charles Street is a beautifully maintained, turnkey, 6500 SF Two Unit Townhouse, with a superior West Village address. Building Dimensions: 20' Wide x 60' Deep on a 95' Lot Multiple Outdoor Spaces (1404 SF) 6 Floors Current Setup: Unit #1: Parlor Level, Garden Level, Finished Basement plus Backyard Unit #2: Second, Third and Fourth Levels plus Roof Terrace with Hot Tub Ideal for an investor or easily converted into a single family home. Delivered Vacant and Easy to Show.