



## Newly Renovated Eco-Townhouse with Elevator on Prime Park Block

53 West 71<sup>st</sup> Street  
Between Central Park West and Columbus Avenue  
*18' x 102' Built, 63' deep*



THE TOWNHOUSE EXPERTS, LLC LICENSED REAL ESTATE BROKER

251 WEST 72<sup>nd</sup> STREET · UNIT 2F · NY, NY 10023 · Phone 212.769.9600 · [TownhouseExperts.com](http://TownhouseExperts.com)

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### DESCRIPTION

This sunny and stunning single-family home will dazzle you with its openness and luxury. Tall windows flood every floor with sunlight, and a double-height ceiling on the garden floor makes a striking impression. With four different outdoor spaces and a coveted location, this is a home that will bring you endless delight.

Baxt/Ingui, premier residential architects, have completed a breathtaking brand-new renovation, giving this house not only new splendor, but state-of-the-art systems. This is a “passive house,” which means it has been completely sealed against drafts. As a result, you have an ultra-efficient, ecologically sound home which takes less energy and money to keep warm, while keeping out noise and pests. A sophisticated ventilation system tempers the fresh air that constantly flows into the house. Triple-glazed windows are “passive house” certified and landmark approved, preserving both warmth and elegance.

### LAYOUT

#### Garden Level:

An entertaining or family room greets you as you enter from beneath the stoop. In the rear, you'll find a kitchen with a grand double-height ceiling, floor-to-ceiling windows with garden views, a wine refrigerator, top-of-the-line appliances (Subzero, Wolf, and Gaggenau), seating at a large Caesar Stone center island, and plentiful storage. This floor also enjoys a powder room, and a walk-in closet that could be used as a pantry. The kitchen leads to the garden, your own oasis and connection to the earth.

#### Parlour Level:

Enter a grand living room with eleven-foot ceilings from a newly restored, historically accurate stoop, and take note of the Eco Hearth ethanol-burning fireplace. In the rear, you'll find a light-filled dining room with its own back staircase down to the kitchen. The floor-to-ceiling windows that cover the back wall afford generous sunlight and beautiful garden views.

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### **Third Floor:**

This entire floor is devoted to the master suite. An enormous Bianco Carrara and Thassos marble master bath with a soaking tub occupies the front of this level, separated from the bedroom by two adjoining walk-in closets. The grand master bedroom features brand new white oak floors, a wet bar, and a secluded reading nook in the back, with copious sunlight flowing in through the glass that covers the back wall. French doors lead to your own private balcony overlooking the garden.

### **Fourth Floor:**

Two bedrooms occupy this level, which could also be purposed as offices, studios, or dens. The front room has a wet bar, while the rear room leads out to a gorgeous private roof deck. Each room has its own closet and white oak floors. The two rooms share a Statuary marble full bath.

### **Fifth Floor:**

This floor provides two more generous, full-sized bedrooms, each with white oak floors and their own full bath and closet. If you have children, there will be no arguing over who has a larger or better bedroom!

### **Roof:**

This glassed-in roof deck will make an exquisite space for entertaining or just getting away from it all. Enjoy a glass of wine as you take in the neighborhood from the top of your building. As a bonus, it's even accessible via the elevator!

### **Cellar Level:**

With its high ceilings, this finished basement could easily be a rec room or a gym. It hosts a laundry room, a powder room, and brand-new mechanicals and electrics. Between the four inches of insulation and vapor barrier beneath the floor, and the multiple sump pumps, you have remarkable control of the climate and humidity; warmth stays in and moisture stays out.

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### ESTIMATED EXPENSES

Real Estate Taxes (2021) \$71,217

### ADDITIONAL INFORMATION

|                            |                        |
|----------------------------|------------------------|
| Year Built                 | 1910 est.              |
| Historic District          | Yes                    |
| Zoning                     | R8B                    |
| FAR as Built               | 2.62                   |
| Maximum Allowable FAR      | 4                      |
| Tax Class                  | 2A                     |
| Approximate Square Footage | 5,139 excluding cellar |

**Price: \$12,850,000**

#### *Buyers Contact:*

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#### *Brokers Contact:*

**Nicole Kats**, *Listing Director*  
Nicole@TownhouseExperts.com  
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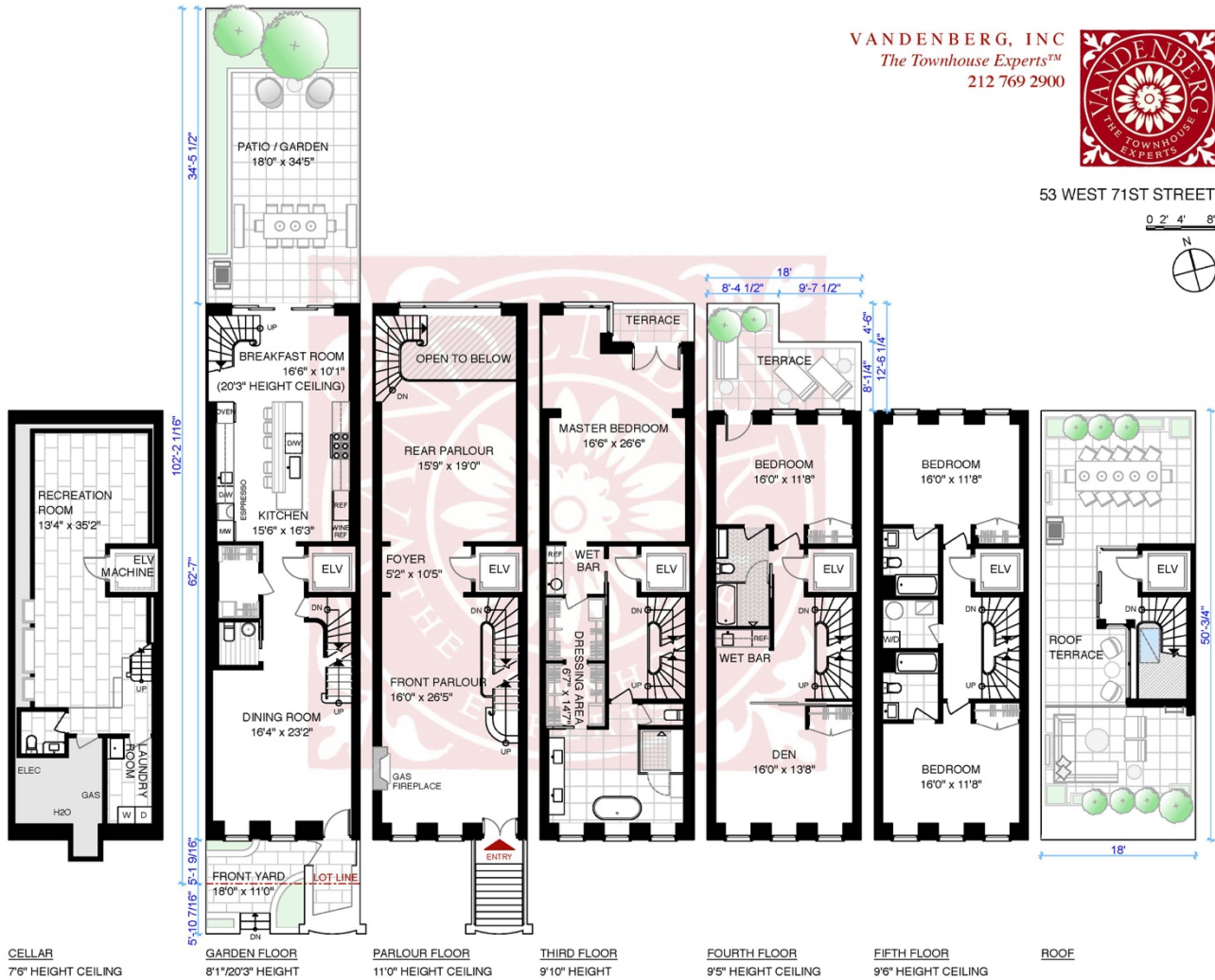
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VANDBERG, INC  
 The Townhouse Experts™  
 212 769 2900



53 WEST 71ST STREET

0 2' 4' 8'



CELLAR  
7'6" HEIGHT CEILING

GARDEN FLOOR  
8'11"20'3" HEIGHT

PARLOUR FLOOR  
11'0" HEIGHT CEILING

THIRD FLOOR  
9'10" HEIGHT

FOURTH FLOOR  
9'5" HEIGHT CEILING

FIFTH FLOOR  
9'6" HEIGHT CEILING

ROOF

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