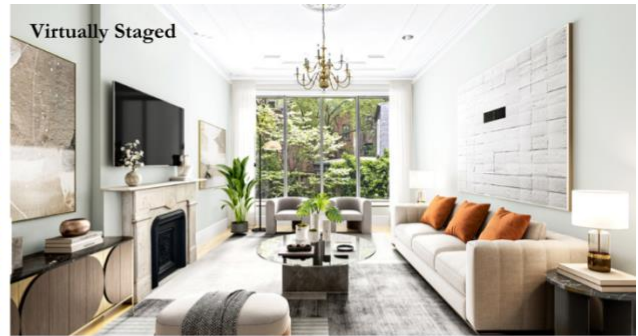




Classically Elegant Single-Family Townhouse in Turtle Bay
Soaring Ceilings, Natural Light, and an In-Law Suite

224 East 50th Street
Between Third Ave and Second Ave
15.58' x 90.67' Lot, Built 50' deep



VANDENBERG -The Townhouse Experts • LICENSED REAL ESTATE BROKER

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DESCRIPTION

Tucked away on a quiet, unassuming Midtown block, this tidy townhouse feels like home to all who enter. Comfortable spaces and elegant architectural details abound on each floor including glorious moldings, original shutters that adorn huge windows with deep window seats, and marble mantelpieces. The four-story home also features a restored facade, well-tended private garden, four bedrooms, four and a half baths, impressive ceiling heights, and a private entrance to the garden floor.

There is easy walking to all major transportation including the 6 Train and Grand Central as well as quick access to the Midtown Tunnel for airports or points on Long Island.

224 East 50th Street has been cared for with pride, and will serve any lifestyle. Priced to sell, it is now ready for a new generation of owners.

Garden Floor

A gated forecourt alongside the townhouse stoop leads to a private entrance. The garden floor is currently configured as an in-law suite. The front of the floor is a large bedroom. The remainder of the floor has a more open floor plan with a combined kitchen and living space that includes a Murphy bed. Sliding glass doors at the rear provide natural light and direct access to a deep and wonderfully sunny garden. Boasting mature trees, and beautiful flowering bushes, it is a Midtown oasis.

A full bathroom and storage closet are also centrally located on the garden floor.

Parlour Floor

A lovely vestibule welcomes residents home by offering a buffer from the street outside, and also a peek at the handsome architectural details within. Floor to ceiling doors open to reveal a formal sitting room with beautiful wainscoting and a sweet brick hearth. A coat closet and powder room are tucked into a wide gallery that leads past the staircase to a set of double doors. Beyond, lies an incredible, sun-drenched formal living room at the rear of the parlour floor. It features a wall of windows, original marble fireplace mantle, and a wet bar.



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Third Floor

The third floor hosts a gracious eat-in kitchen with all desired amenities including a Sub-Zero refrigerator, large electric range, dishwasher, and a custom pantry. Sunlight streams into this gathering space through two windows that retain the original shutters and bench seating.

The rear of the floor is occupied by a bedroom with a fireplace mantle and hearth, huge closet, a nook for books or an entertainment center, and two windows overlooking the garden. A central bathroom with a wide pedestal sink and jacuzzi tub/shower combination complete the floor.

Fourth Floor

The layout of the uppermost floor provides a sense of privacy and retreat. The townhouse's primary suite is situated at the rear. A set of French doors reveal a spacious bedroom that has a dual garden and skyline view. The suite also contains a set of his and hers closets, a full bathroom with double walk-in shower and lovely skylight, and a linen closet with a stackable washer/dryer unit.

The front bedroom boasts a fireplace with the original marble mantle, windows with shutters and bench seating, as well as an en-suite bathroom with a skylight. An additional linen closet can be found in the main hallway. There is also enclosed ladder access to the roof.

Cellar

This partially finished cellar is dry and tidy. It is a flexible space with ample room for a home gym or recreational setup. There is a dedicated area for storage as well as a mechanicals room with a work bench.



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ESTIMATED EXPENSES

Real Estate Taxes	\$38,849
Insurance	\$8,000
Gas & Electric	\$5,000
Water & Sewer	\$1,200
Total	\$53,049

ADDITIONAL INFORMATION

Year Built	1899 est.
Zoning	R8B
FAR	2.17
Maximum Allowable FAR	4
Tax Class	I
Approximate Square Footage:	4,020 <i>including cellar</i>

Price: \$ 4,825,000

Contact:

The Vandenberg Team
Inquiries@TownhouseExperts.com
(212)769-9600



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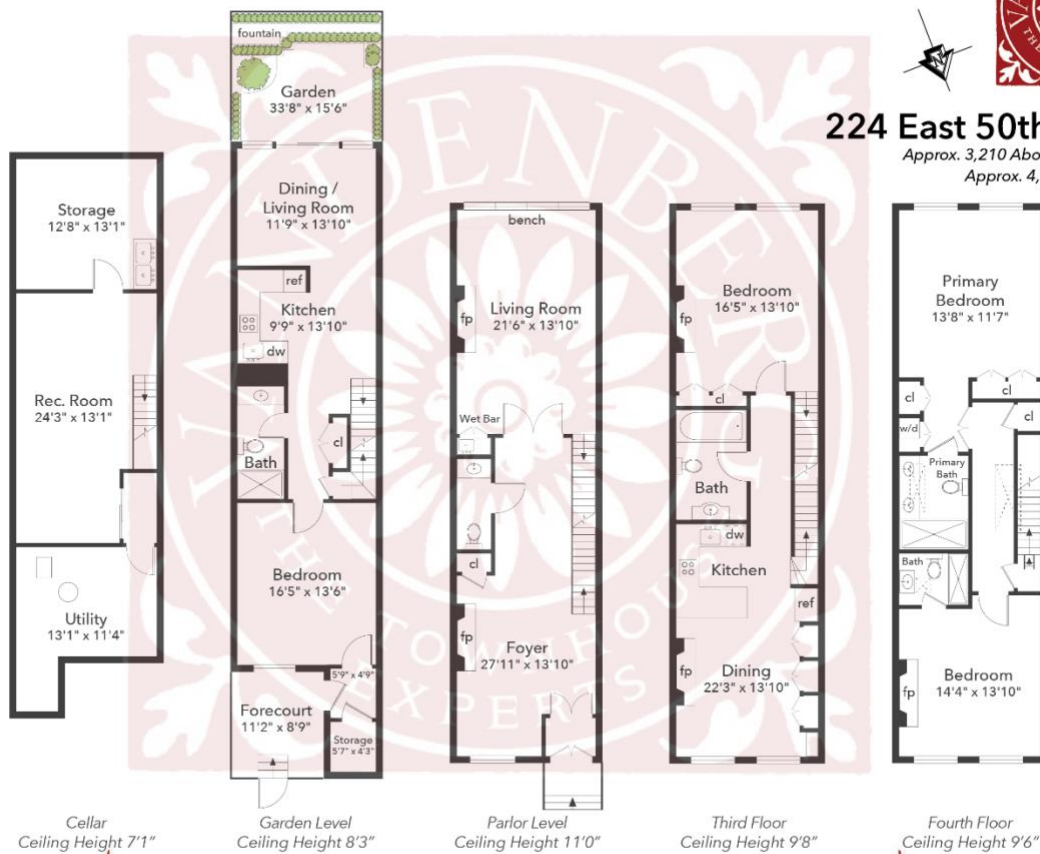
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VANDBERG, INC
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Approx. 3,210 Above Grade Sq. Ft.
Approx. 4,020 Total Sq. Ft.



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