



42-44 WEST 94TH STREET

UPPER WEST SIDE

44 West 94th Street

PRICE

\$6,250,000

AVAILABLE COMBINED WITH 42 WEST 94TH STREET FOR \$9,850,000

TOTAL LOT SIZE: 34' X 100.67'

FEATURES

- + Brand New Hottenroth & Joseph Architecture Renovation
- + Period Details Throughout
- + Gracious Ceiling Heights
- + Luxurious Primary Suite & Bath
- + Custom Millwork Throughout
- + Two-Tiered Landscaped Garden

44 West 94th Street is a beautiful single-family townhouse designed by the architect Increase M. Grenell in the Queen Anne, Romanesque Revival, and neo-Grec styles and constructed in 1888. This renovated home offers a seamless blend of classic architecture and modern design, creating a residence that exudes both style and comfort.

Features of the home include central cooling throughout, deep floorplates, restored millwork throughout including the original banister and spindles, a south-facing garden that abuts other low-rise townhouses, and a large kitchen with rear solarium. The large, full floor primary suite features pass-through dressing closets, a full width bathroom, and a south-facing terrace. There is also an opportunity to combine with the neighboring property for 34' of frontage.





42 West 94th Street

PRICE

\$3,600,000

AVAILABLE COMBINED WITH 44 WEST 94TH STREET FOR \$9,850,000

TOTAL LOT SIZE: 34' X 100.67'

FEATURES

- + Available with neighboring property for 34' of frontage
- + South-facing Garden
- + Beautiful tree lined block
- + Delivered Vacant

Discover the unparalleled potential of 42 West 94th Street, a vacant multi-family brownstone awaiting your transformative touch. The property was designed and constructed in 1888 by architect Increase M. Grenell in the Queen Anne, Romanesque Revival, and neo-Grec styles.

Ideally situated on a historic tree-lined street, this property offers a unique opportunity for a well-preserved facade. There is also an opportunity to combine with the neighboring property for 34' of frontage.

Boasting four stories, nearly 4,000 s.f., and a south-facing garden abutting low-rise townhouses, the interior is ready to be reimaged into a spacious and elegant residence. Imagine crafting your dream home in one of the City's most coveted neighborhoods, with Central Park, cultural hotspots, and renowned dining just steps away.

Explore endless possibilities and elevate your living experience at 42 West 94th Street.

42 West 94th Street Floorplan



44 West 94th Street Floorplan



Proposed Combined Floorplan

CURRENT COMBINED SQUARE
FOOTAGE: 7,735 SQ FT
MAXIMUM FAR: 11,706 SQ FT



Sales Advisors



Matthew Lesser
212-574-6959
ML@lesliegarfield.com



Richard Pretsfelder
212-574-6965
RDP@lesliegarfield.com



Sophie Smadbeck
212-574-6970
SS@lesliegarfield.com



Tori Landon
212-574-6971
TL@lesliegarfield.com



Morgan Garofalo
212-574-6975
MG@lesliegarfield.com

LESLIE
GARFIELD

Specializing in
New York City Townhouses

505 Park Ave. Suite 303
New York, NY 10022

+1 (212) 371 - 8200
lesliegarfield.com

122 Montague Street, 2nd Floor
Brooklyn, NY 11201