



ENCORE PLUS À ADORER – EVEN MORE TO ADORE!

1810 West 35th Street

4 BD 5.5 BA 4524 SF \$3,195,000



A Cinematic Experience Like No Other

A luxuriously designed private theatre, featuring a 13-foot letterbox screen, 2,000-watt built-in 7.2 surround sound, and a Marantz pre-amplifier for unmatched audio precision. The high-intensity LCD projector seamlessly connects to Roku, DVD, or gaming onsoles, all powered by direct-wired 1G Ethernet for uninterrupted streaming. Theatre seating, powered blinds, and a snack bar complete this entertainment sanctuary.

A Staircase of Distinction

A floating architectural masterpiece, the solid walnut treads (8 inches thick) rest on 4-inch steel box beams with wrought iron railings, blending strength with elegance. This New Orleans-inspired staircase is both a showpiece and an illusion—seemingly disappearing when viewed from above.

Brazilian Ipe Decks

The third and fourth-floor decks are crafted from Brazilian Ipe, an exotic hardwood prized for its beauty, density, and durability. Complemented by wrought iron railings, these decks evoke the timeless charm of the French Quarter, aging gracefully like the streets of New Orleans.

The Third-Floor Outdoor Kitchen

Designed and built by the owner, this elevated culinary retreat features a welded aluminum frame, Ipe cladding, stone countertops, and stainless steel cabinetry. A quartz insert in the countertop doubles as a skylight, casting natural light into the guest bedroom below.

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The Third-Floor Rooftop Office

A private retreat, accessible by elevator, exterior circular staircase, or through the theatre. Large UV-blocking glass doors open to the third-floor deck, inviting natural light while maintaining comfort. Inside, quartzite work surfaces, a cedar sauna, a full bathroom, a Murphy bed, and extensive storage make this space as functional as it is elegant.

A Master Bath of Parisian Elegance & New Orleans Indulgence

Designed for luxury, the primary bath features Italian marble flooring and wainscoting, a grand two-person Jacuzzi tub, and a leaded glass window inspired by 1800s Paris. The spacious dual shower includes a built-in seating area, hand shower, wall-mounted shower, and rain shower. A raised vanity sink accommodates taller individuals with ease.

A Dressing Suite of Grand Proportions

This expansive master closet offers separate wardrobe areas, a grand central island, and custom inserts for jewelry, watches, and cufflinks. A built-in washer and dryer add everyday convenience to this refined dressing retreat.

Seamless Connectivity—A Technological Masterpiece

Whole-house WiFi, 1G wired Ethernet in every room, and a Ubiquity Ethernet switch/router ensure flawless connectivity. Streaming, remote work, and smart-home automation are effortless in this technologically advanced estate.

Effortless Communication, Timeless Convenience

A whole-house intercom system allows for instant paging or direct calls to specific rooms. Video intercoms in the third-floor office and front door provide live monitoring, while all stations chime when the doorbell rings.

A Symphony of Sound—Whole House Audio

Discreet in-ceiling and in-wall speakers, powered by high-performance amplifiers and SONOS internet audio receivers, bring concert-quality sound to every room. Control music with a tap—turning the estate into a private concert hall or a tranquil retreat.

Urban Sound Reduction—A Sanctuary of Peace

Despite its prime urban location, this home remains serene. Imported multi-layer De Carlo windows from Italy provide exceptional noise-blocking, while double-layer 5/8" drywall and a solid wood front door further insulate against city sounds. The result? Step inside, and the city simply disappears.