

# 32

EAST 74TH STREET - TOWNHOUSE



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# 32

## EAST 74TH STREET

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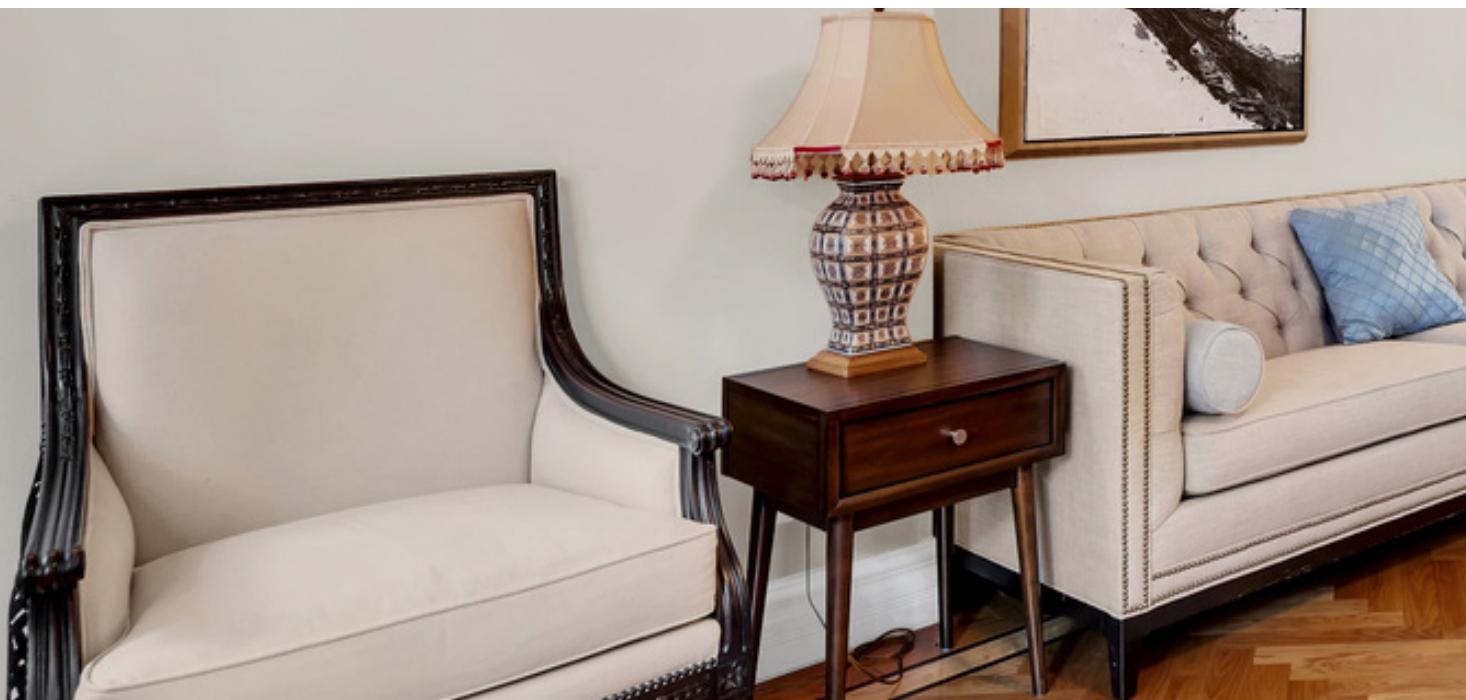
Built in 1935 | Townhouse

3 Duplexes | 5 Floors

Landscaped Roof Deck

Garden

Courtyard



# BUILDING

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East 74th Street is a picturesque, tree-lined block just moments from D'Agostino's and Citarella markets, two minutes from Central Park, the Solomon R. Guggenheim Museum, and The Metropolitan Museum of Art, with multiple nearby bus routes. Zoned for PS 6, the neighborhood is home to world-class dining options, including Antonucci, Elio's, Toloache, Nightly's, Uva, BLT Prime, Casa Tua, The Mark Restaurant by Jean-Georges, Kappo Masa, and Sistina.



# RESIDENCE

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Designed in 1935 by renowned architect William Lescaze, a pioneer of the European International Style, this exceptional townhome offers a rare opportunity to own a piece of modernist history in one of Manhattan's most lucrative neighborhoods. Meticulously renovated from top to bottom, including the addition of a large elevator, this residence harmoniously blends the original mid-century design with contemporary luxuries. Spanning over 7,000 square feet (650 SM) with a 20' x 57' footprint on a 102' lot, the property is currently

configured as three elegant duplex apartments. It is an excellent opportunity for investment, multi-generational living, or easy transformation back into a single-family or two-family residence. Each unit is outfitted with high-end kitchens featuring Viking appliances, as well as private outdoor space, in-unit washers and dryers, Sonos sound systems, central air conditioning, central vacuum, and private keyed elevator access.

## FEATURES

Renovated  
North and South Exposures  
City Views  
Terraces on Each Floor  
Garden/Patio  
Spacious Living Room  
Lots of Storage Space  
Washer/Dryer

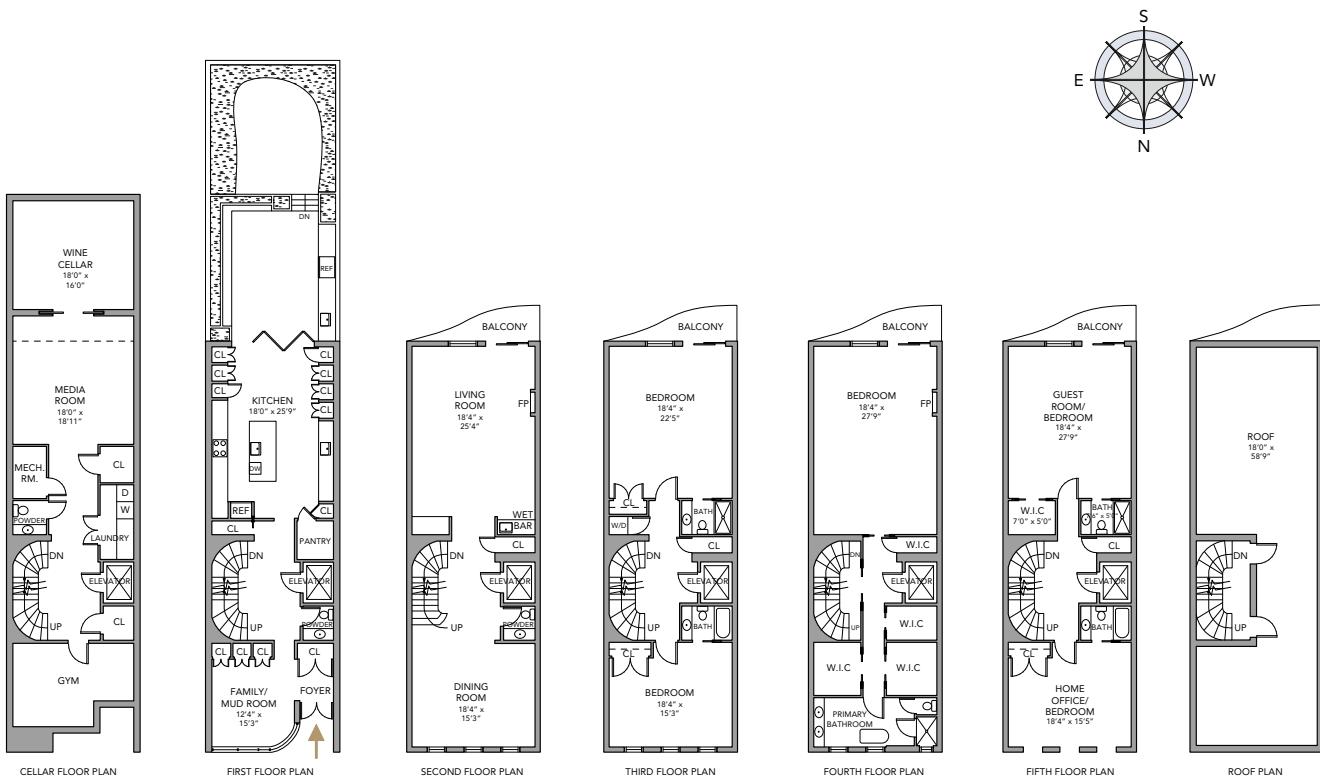
## ROOMS

8 Bedrooms  
7.5 Bathrooms  
Approx. SF: 7,182  
Multiple Terraces  
Roof Deck  
Formal Dining Room  
Home Office  
Media Room  
Laundry Closet in Each Duplex

## OFFERED

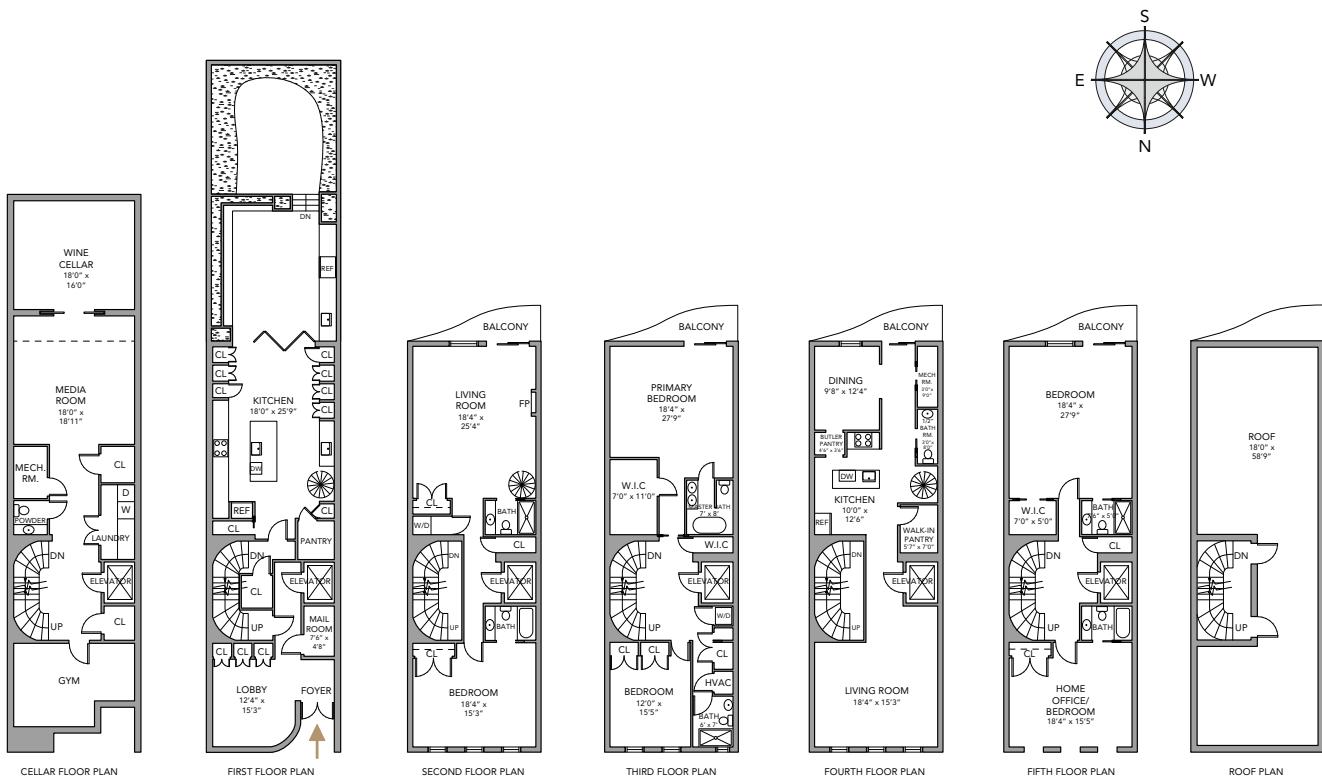
**Price: \$15,000,000**  
R.E. Taxes: \$11,185/mo.\*  
Financing Permitted: Max\*

# FLOOR PLAN\*\*



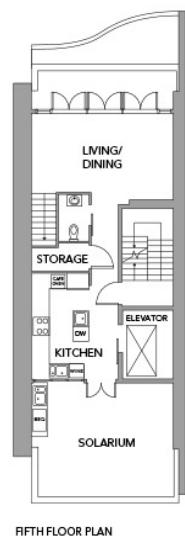
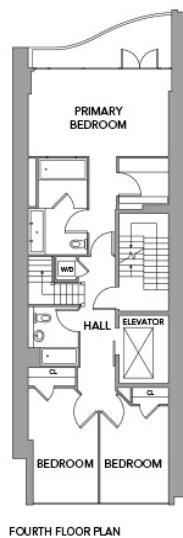
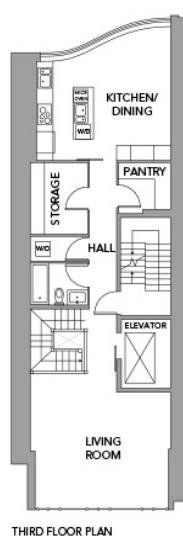
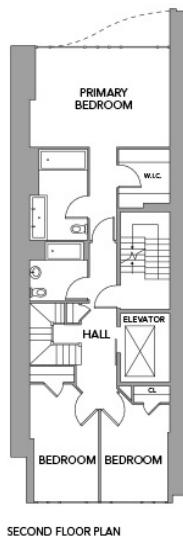
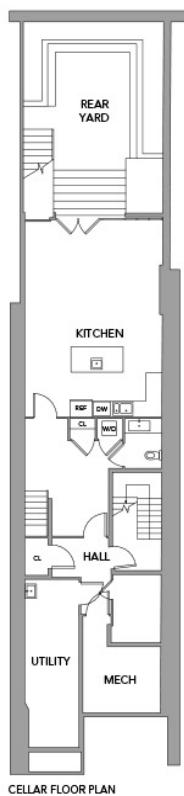
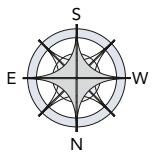
SINGLE FAMILY

# FLOOR PLAN\*\*



TWO-FAMILY

# FLOOR PLAN\*\*



## CURRENT CONFIGURATION











































3

3











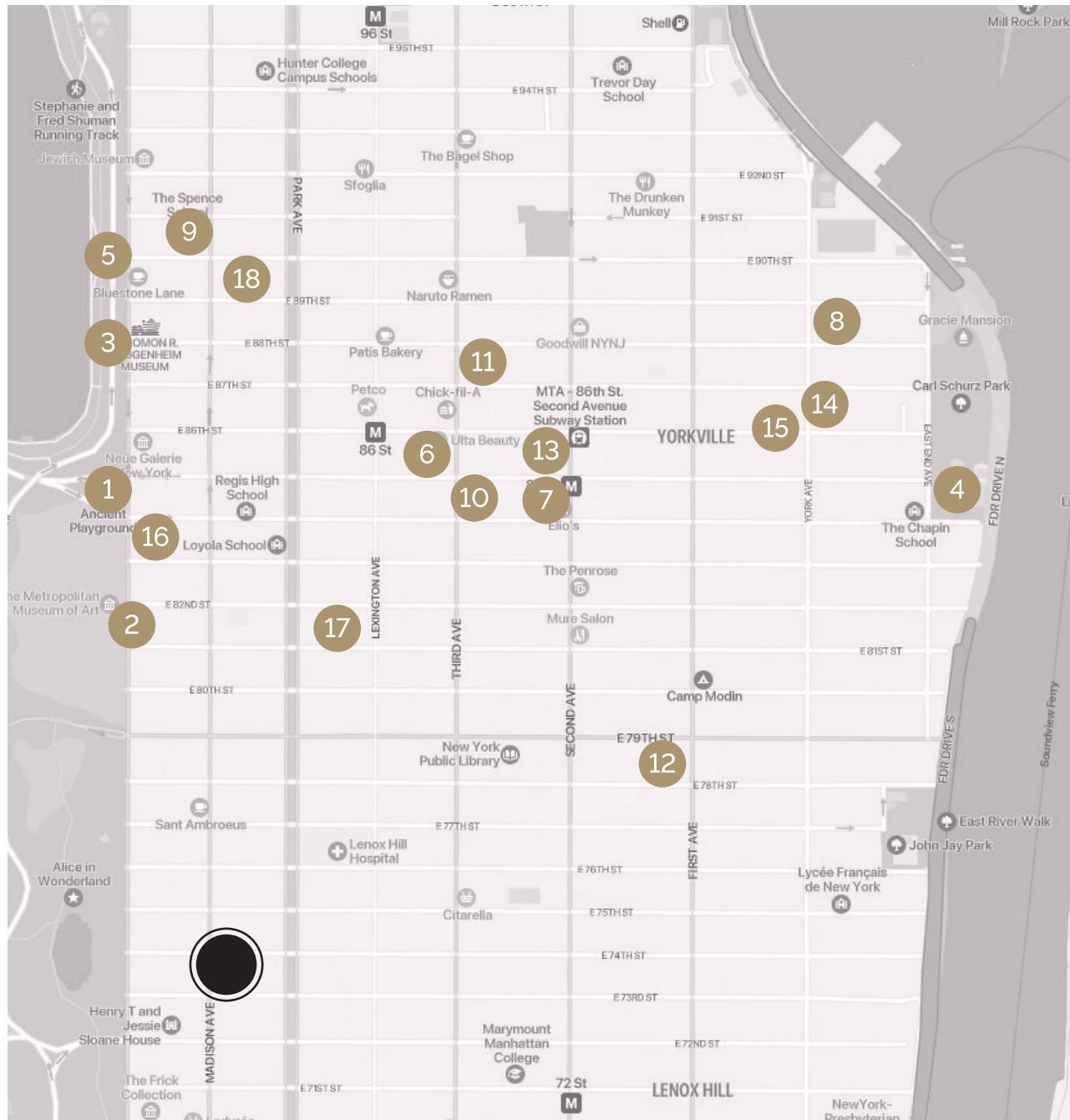
# THE NEIGHBORHOOD

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# THE NEIGHBORHOOD



# UPPER EAST SIDE

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1. Central Park
2. Metropolitan Museum
3. Guggenheim Museum
4. Carl Shurz Park
5. Cooper-Hewitt Museum
6. Shake Shack
7. Elio's Restaurant
8. Rosina
9. Gina la Fornarina
10. Jacques Brasserie
11. Whole Foods Market
12. Agata & Valentina Market
13. Fairway
14. EVF Performance Crossfit
15. New York Yoga
16. Marymount School of New York
17. P.S. 6
18. The Dalton School



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