

ONE OF A KIND, OFF-MARKET
UPPER WEST SIDE 33FT WIDE MANSION



INTRODUCING AN EXCITING OPPORTUNITY TO OWN YOUR VERY OWN PIECE OF
RARE, NEW YORK HISTORY...

THIS STATELY RENAISSANCE REVIVAL MANSION WAS DESIGNED BY CHARLES P. H. GILBERT AND COMMISSIONED BY
HENRY HOBART VAIL IN 1895.

CHARLES P. GILBERT, ONE OF THE MOST PROLIFIC ARCHITECTS OF THE ERA, DESIGNED THIS RESIDENCE TO BOLDLY
OCCUPY THIS MONUMENTAL CORNER LOT. THE FIVE STORY RESIDENCE IS ANCHORED BY A RETAINING WALL AND THE
FIRST FLOOR IS CLAD IN FINELY DRESSED LIMESTONE BLOCKS. THE NEXT THREE FLOORS ARE SHEATHED IN BEIGE
ROMAN BRICK WHILE THE FIFTH FLOOR BOASTS BUFF-GLAZED TERRA COTTA BLOCKS.
THE QUOINS, WINDOW SURROUNDS AND BALUSTRADES ARE VARIOUSLY IN EITHER CUT LIMESTONE OR TERRA COTTA,
WITH PRINCIPLE FLOOR WINDOW SURROUNDS AND BALUSTRADES ARE VARIOUSLY IN EITHER CUT LIMESTONE OR
TERRA COTTA WITH PRINCIPLE FLOOR WINDOWS AND DOORS SUPPLIED WITH ORNATE WROUGHT-IRON GRILLS. THE
INTERSECTING VOLUMES OF THE THREE STORY FRONT CYLINDRICAL TOWER AND REAR TWO STORY ROUNDED BAY,
WITH THE LARGE CUBIC FRONT AND SET-BACK REAR SECTIONS, IMPLIES GREAT STRENGTH AND SOLIDARITY TO THE
STRUCTURE.

THE HOUSE WAS PREVIOUSLY SPLIT UP INTO DIFFERENT LIVING QUARTERS, BUT WAS RECENTLY RECONSTRUCTED INTO
IT'S ORIGINAL MAGNIFICENCE, INCORPORATING SALVAGED ANTIQUES TO MAINTAIN A LITTLE PIECE OF NEW YORK'S OLD
WORLD CHARM. PERIOD PANELING, MANTLES, VINTAGE FLOORING, SKYLIGHTS AND FIXTURES WERE INCORPORATED
INTO THE RECONSTRUCTION OF THE HOUSE. SOME OF THESE ADDITIONS INCLUDE THE FLEUR DE LIS FIREPLACE, CIRCA
1900, IN THE MASTER BEDROOM; THE CARL MUELLER ARTS & CRAFTS GLAZED CERAMIC TILE FIREPLACE DEPICTING
THE LANDING OF COLUMBUS WITH NATIVE AMERICANS IN THE FOREGROUND, CIRCA 1915, IN THE LIBRARY SET INTO
CARVED OAK RENAISSANCE STYLE MANTLE.

THIS TRUE MANHATTAN TOWNHOUSE ESTATE IS EMBODIED WITH THOSE ELEMENTS OF FUN, DRAMA AND THE UNEXPECTED, COUPLED WITH A SENSE OF ELEGANCE, HUMOR AND STYLE, AN UNMATCHED GEM AND TOUR-DE-FORCE EVEN AMONG NYC REAL ESTATE.

ONLY PROPERTY IN NEW YORK CITY WHICH HAS MULTIPLE EXPOSURES (DETACHED ON THREE SIDES ON THE PARK AND THE WATER)

OFFERING PRICE IS CURRENTLY \$60 MILLION, VERY MOTIVATED SELLER WE BELIEVE A PROPERTY LIKE THIS COULD BE WORTH SIGNIFICANTLY MORE

- 6 BEDROOMS
- 7 FULL BATHROOMS
- 3 HALF BATHROOMS
- 5 OUTDOOR TERRACES
- GYM
- COMPLETE FINISHED BASEMENT APARTMENT
- AIR RIGHTS TO BUILD UP ONE FLOOR
- WATER VIEWS
- 12,000 SQ. FT.
- \$90,000 TAXES









































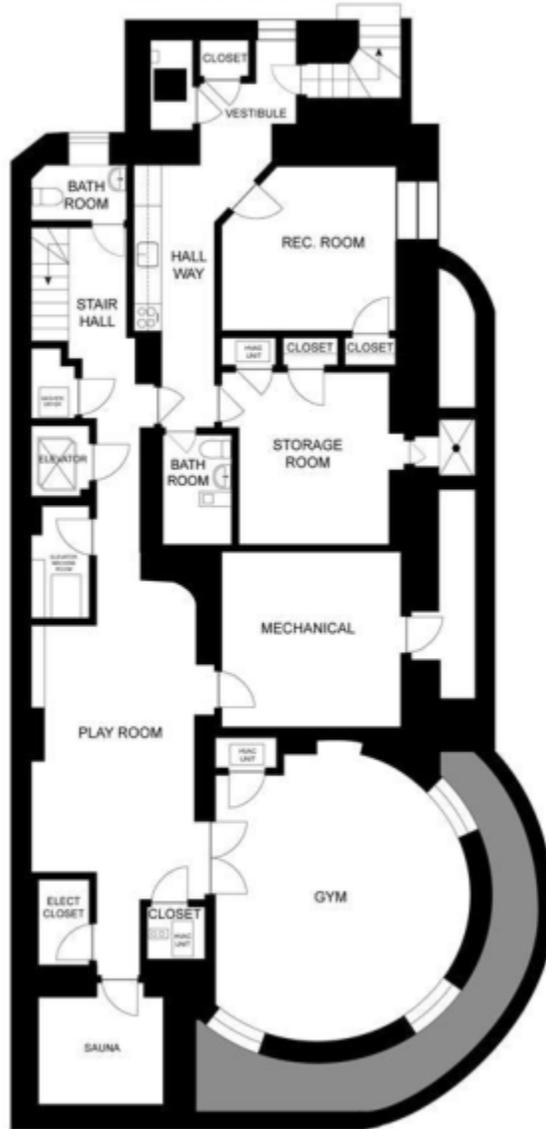




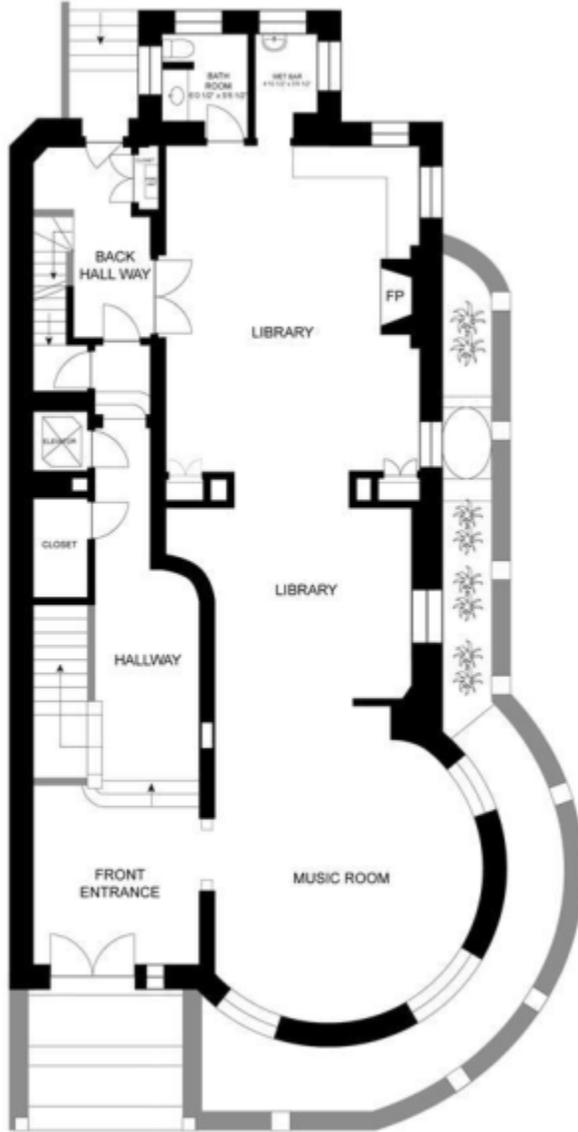




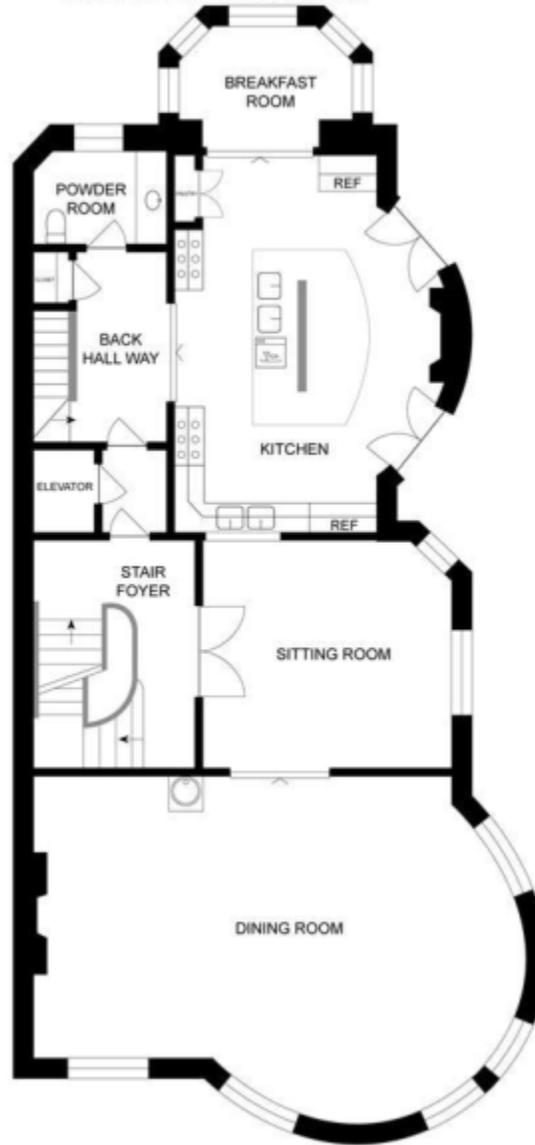
CELLAR CONSTRUCTION PLAN



FIRST FLOOR CONSTRUCTION PLAN



SECOND FLOOR CONSTRUCTION PLAN



THIRD FLOOR CONSTRUCTION PLAN



FOURTH FLOOR CONSTRUCTION PLAN



FIFTH FLOOR CONSTRUCTION PLAN



ROOF CONSTRUCTION PLAN

