



**163 W 76TH STREET**

163 W 76TH ST, NEW YORK, NY 10023

**\$16,000,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

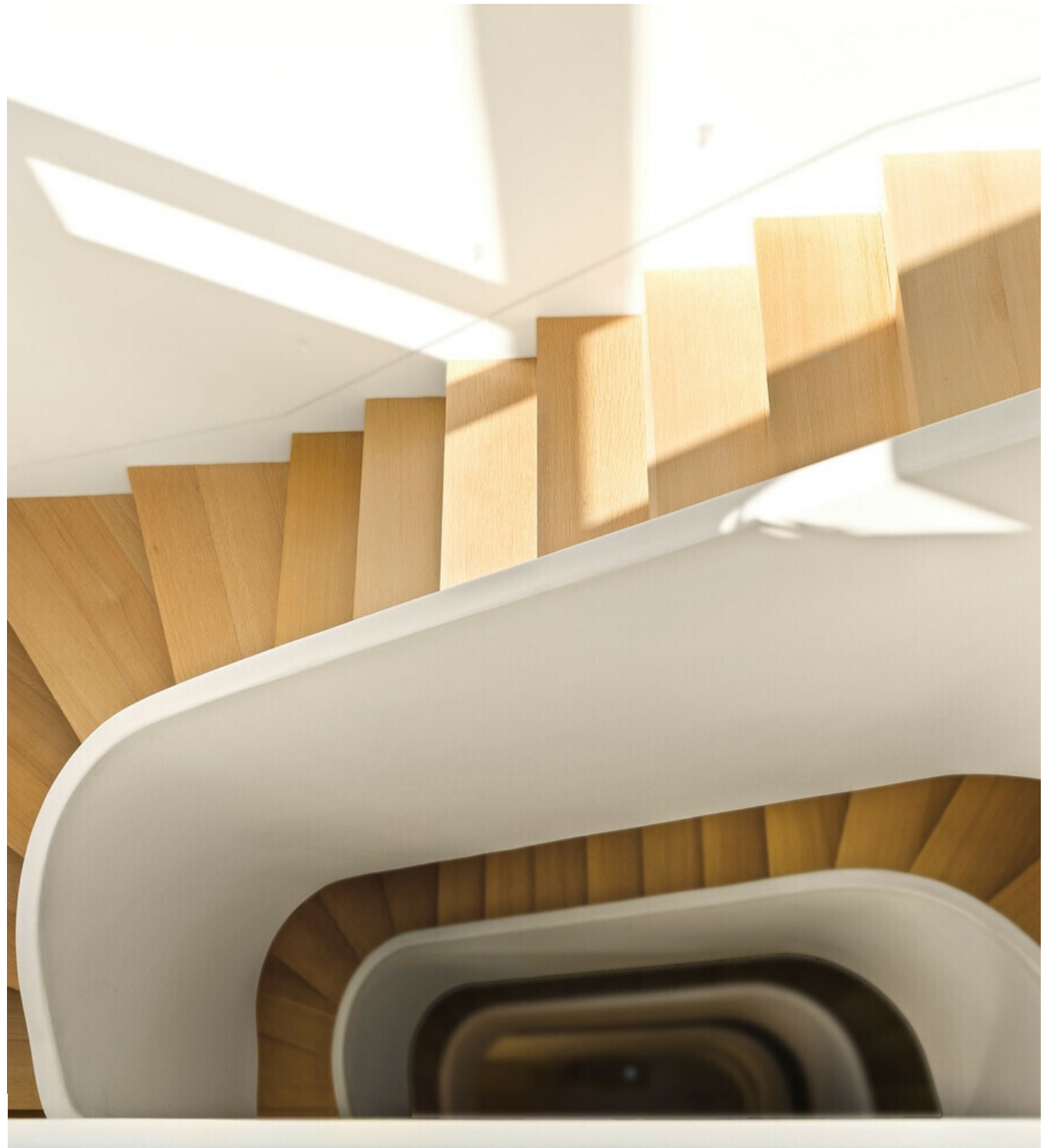
## 163 W 76TH STREET

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Nothing on the market compares. This exceptional townhouse has been meticulously gut renovated and reimagined for modern living and entertaining. With approximately 8,000 sqft of interior space and 1,450 sqft of outdoor space, the 20' wide home offers extraordinary scale, comfort, and flexibility. Rarely are homes renovated to this quality and offered at such a competitive price. The classically restored facade leads to a gracious stoop and parlor floor, while the back facade has been updated with floor to ceiling glazing looking out to the spacious garden and northern sunlight.

**Cooling: Zoned A/C,**  
**Fireplace Count: 1 Fireplace,**  
**Special Program: Global Luxury**

**\$16,000,000**



Key features include: Commercial grade 12 person Kone elevator Three terraces, both South and North facing All new LG HVAC with two zones per floor and discrete thermostats All new electrical and plumbing Completely updated structure with new foundation, structural steel, waterproofing, windows and doors, and roofing Extra wide sculptural staircase with skylight 10-11' high ceilings Radiant heated flooring in all bathrooms and cold zones A Magnolia smart home system which connects to custom audio visual and lighting, and surround sound ADT security system with sensors on windows and doors and accessible remotely Motorized blinds The highest quality finishes, such as Dolomite marble slab in kitchens and primary bathroom, Italian marble slab finishes in all baths, white oak flooring, custom walnut millwork. Parlor Floor: The parlor floor is ideal for comfortable living and entertaining. A grand living room with two seating areas includes a gas fireplace and bay window. The designer chef's kitchen includes a spacious island, 8 burner Wolf range with grill and vented hood, two Subzero refrigerators, Fisher and Paykel dishwasher, and Gaggenau built in coffee station. Custom walnut cabinetry by HenryBuilt include a large pantry and ample storage. The dining area easily sits 10.



**Garden Floor** The garden level features a mudroom with storage, a windowed bedroom with en-suite bathroom, and a spacious entertainment room with French doors leading to a sun-filled garden. A catering kitchen features Subzero refrigerator, Wolf wine fridge, Wolf microwave oven and Fisher and Paykal dishwasher. The spacious garden is perfect for outdoor entertaining, complete with an outdoor kitchen and ample seating areas. **Second Floor** The second floor is currently configured as a library and playroom (easily used as two bedrooms), along with two full bathrooms. The laundry room includes FULL size appliances with vented dryer and storage. **Third Floor** The luxurious primary suite occupies the entire third floor, featuring a spectacular 24 foot dressing room with custom walnut cabinetry, a spa-like primary bath with separate soaking tub and stall shower, custom stone mosaic, and a private South facing terrace off the bedroom. There is another fireplace in the bedroom along with a built-in flatscreen TV. **Fourth Floor** The fourth floor offers two gracious bedrooms, each with ensuite baths and ample closets.



**Fifth Floor** The fifth-floor penthouse, added as a bonus level, provides flexible space for a media room, studio, or solarium and opens onto two expansive roof decks finished with bluestone paving, superior copper waterproofing, and a second outdoor grill. An additional upper roof offers breathtaking panoramic city views.

**Cellar** The cellar includes a gym with infrared sauna, a bathroom, mechanical rooms, and abundant storage. The foundation was excavated to provide comfortable 9' ceiling height and the space, which is fully insulated and conditioned, is easily used as additional recreation space or art storage. (Fully outfitted professional grade gym equipment can be purchased separately.) Ideally located in the heart of the Upper West Side, this beautiful home is moments from Central Park and Riverside Park, Lincoln Center, Citarella, Zabar's, the JCC, the American Museum of Natural History, to



