



# 113 EAST 81ST STREET

UPPER EAST SIDE

LESLIE  
GARFIELD



LESLIE GARFIELD — 113 EAST 81ST STREET



# A Rare Canvas For Upper East Side Living

PRICE  
\$7,350,000

NEIGHBORHOOD  
Upper East Side

YEARLY TAXES  
\$79,884

113 East 81st Street is a distinguished 20-foot-wide townhouse on a picturesque tree-lined block in the heart of the East 80s. Currently configured as a vacant two-family residence, the approximately 5,000-square-foot home offers exceptional scale, a 50-foot private garden, and approximately 3,000 square feet of unused air rights, presenting a rare opportunity to create a bespoke Upper East Side residence.

## THE HOME

- + 5 Bedrooms
- + 6 Bathrooms
- + 20’ Wide
- + 50’ Private Garden

## FEATURES

- + Full Usable Basement
- + Flexible Two-Family Configuration
- + Multiple Working Fireplaces
- + Easily Convertible to Single Family







Spanning approximately 5,000 square feet, 113 East 81st Street presents a rare opportunity to create a bespoke residence on one of the Upper East Side's most desirable tree-lined blocks. The 20-foot-wide townhouse is currently configured as two expansive duplexes with five bedrooms and six bathrooms, offering exceptional flexibility for a variety of lifestyles and future visions.

Beautiful proportions, abundant natural light, multiple working fireplaces, and a 50-foot private garden underscore the home's enduring character, while a full basement and approximately 3,000 square feet of unused air rights provide significant potential for expansion and customization. Whether envisioned as a grand single-family home, a live-with-income residence, or a long-term investment, the property offers an uncommon combination of scale, versatility, and opportunity.

Moments from Central Park, Madison Avenue, and some of Manhattan's finest restaurants, boutiques, and cultural institutions, 113 East 81st Street is an exceptional offering in one of New York City's most coveted neighborhoods.

FLOORPLAN



# Sales & Advisory Team



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