



48 WEST 85TH STREET

UPPER WEST SIDE

LESLIE
GARFIELD

48 WEST 85TH STREET

MODERN LUXURY MEETS TIMELESS
BROWNSTONE CHARM

Welcome to 48 West 85th Street — a stunning, newly renovated triple mint single-family townhouse located on a tree-lined Central Park block. This six-story home plus finished roof deck combines timeless Upper West Side charm with sleek, modern luxury. An elevator serves every floor, including the rooftop.

PRICE	SQUARE FOOTAGE
\$19,750,000	8,000 (approx.)
NEIGHBORHOOD	PLOT
Upper West Side, Manhattan	20’ x 102.17’

ROOMS	FEATURES
 6  6	+ 6 stories plus finished roof deck
 6+  1	+ Elevator serving all floors, including rooftop
	+ Eat-in kitchen with top-of-the-line appliances and finishes
	+ Landscaped private garden with built-in BBQ

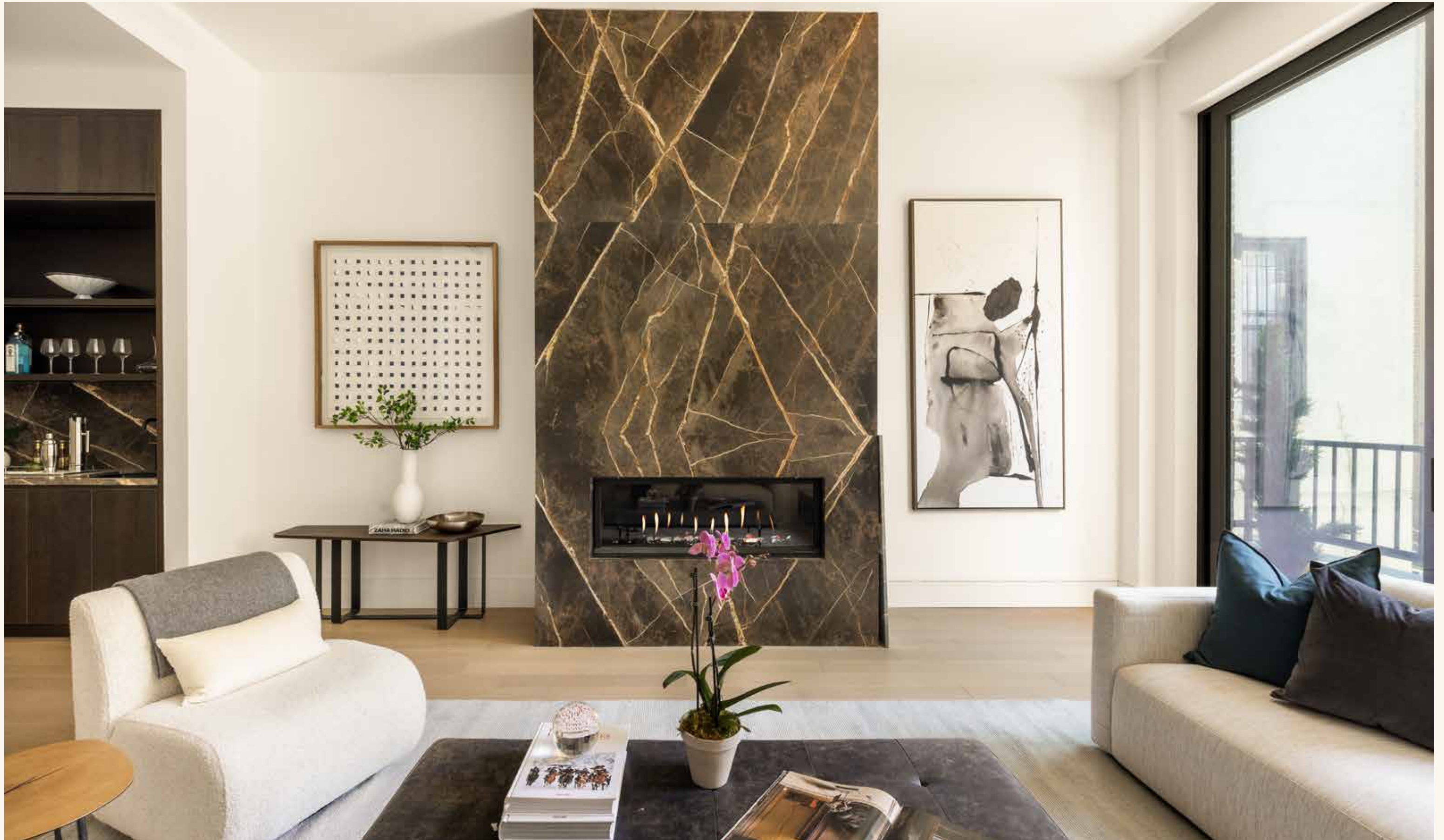




PARLOR LEVEL

Through the classic stoop entryway, the parlor level offers grand living and formal dining rooms, perfect for entertaining. This level also includes a beautifully appointed butler's kitchen, complete with warming drawers, a wet bar, and a wine cooler — ideal for hosting.





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EAT-IN KITCHEN



Downstairs, the garden level features a casual secondary entrance with a mudroom, a family room, and a bright eat-in kitchen outfitted with top-of-the-line appliances and finishes, including Dornbracht hardware, a Sub-Zero refrigerator and separate Sub-Zero freezer, a 48-inch Wolf gas rangetop, and floor-to-ceiling sliding glass doors that open to a beautifully landscaped private garden with built-in BBQ.





PRIMARY SUITE

The third floor is dedicated to the primary suite, complete with a terrace, generous closets, and an adjoining office or sixth bedroom with a full ensuite bath. The primary bathroom is finished in luxurious Italian tilework and marble, creating a serene, spa-like retreat.





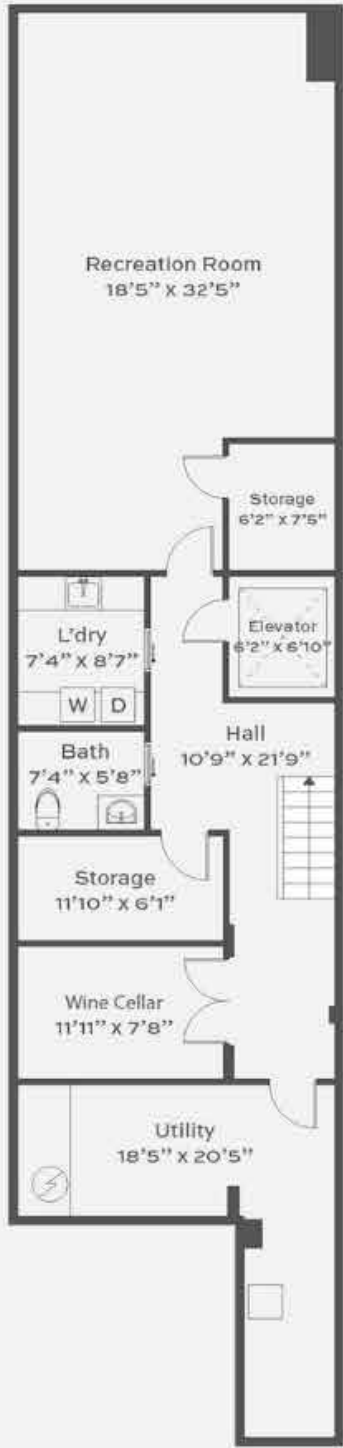


UPPER WEST SIDE

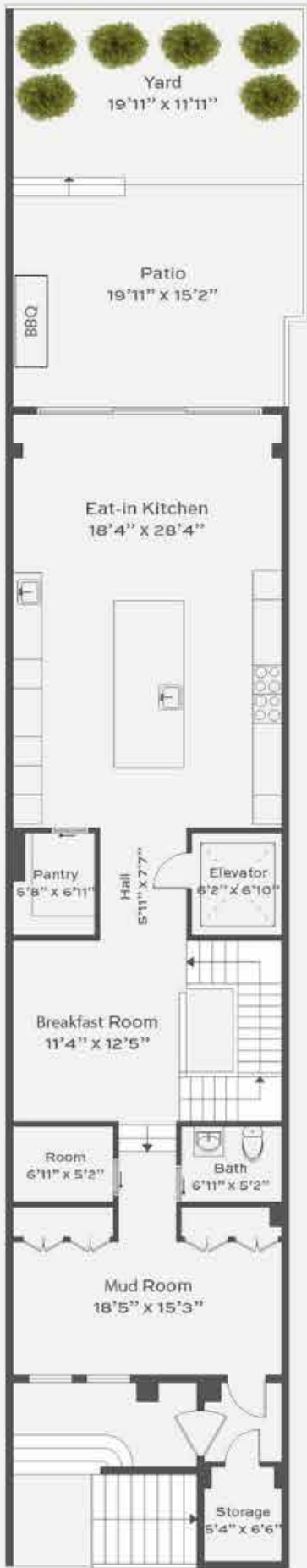
Located just steps from Central Park, this neighborhood includes top Manhattan schools, restaurants, shopping, and cultural institutions—offering the best of Upper West Side living.



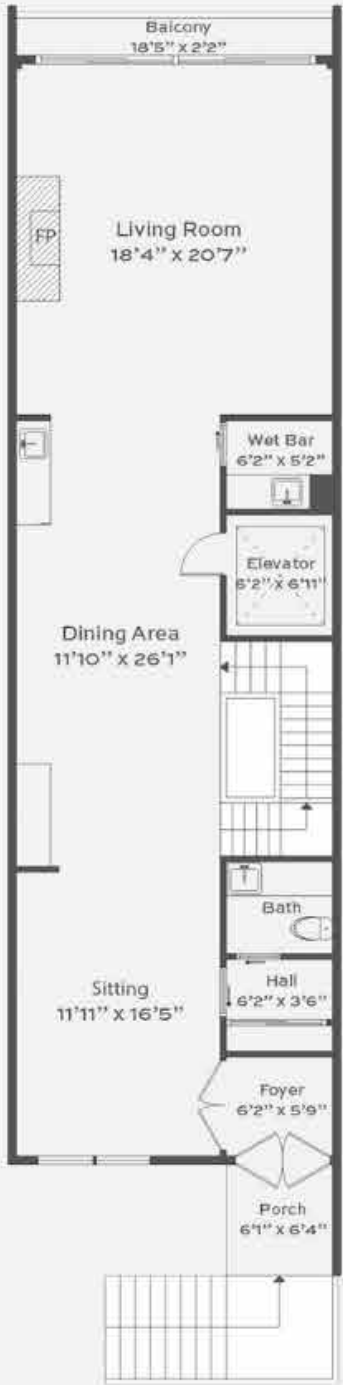
FLOORPLAN



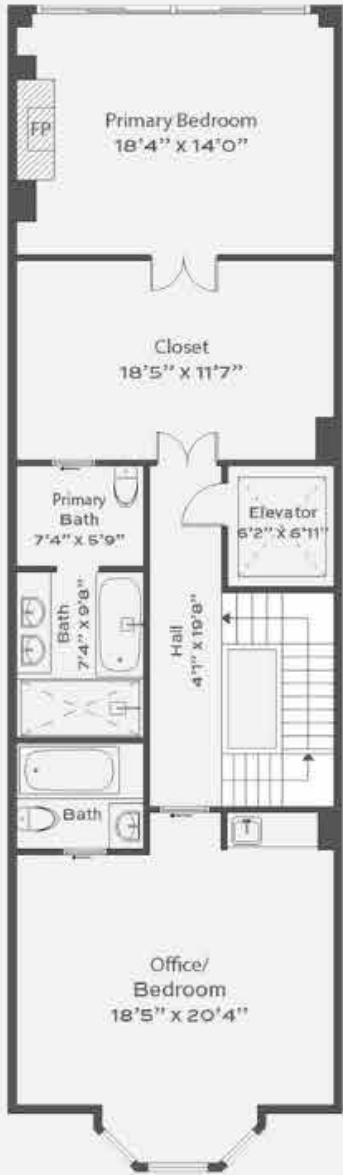
Cellar
Ceiling Height 11'5"



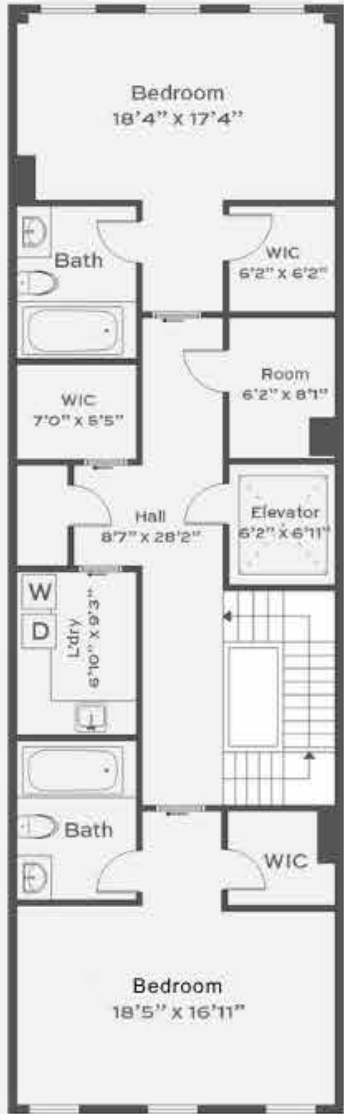
Garden Level
Ceiling Height 9'4"



Parlor Level
Ceiling Height 10'2"



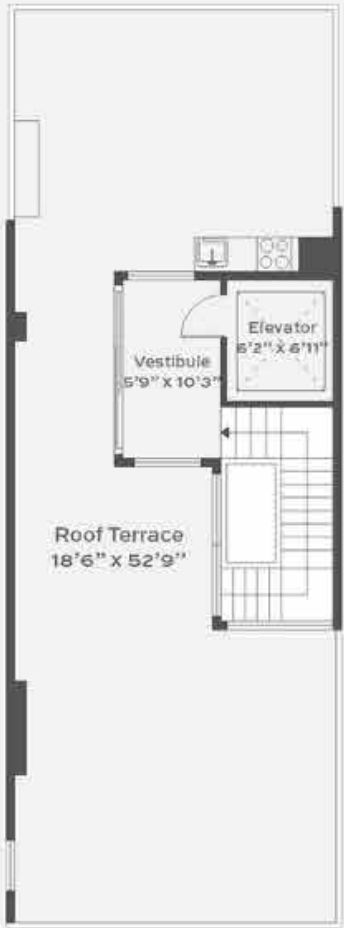
Third Floor
Ceiling Height 10'2"



Fourth Floor
Ceiling Height 10'2"



Fifth Floor
Ceiling Height 10'2"



Roof

Sales & Advisory Team



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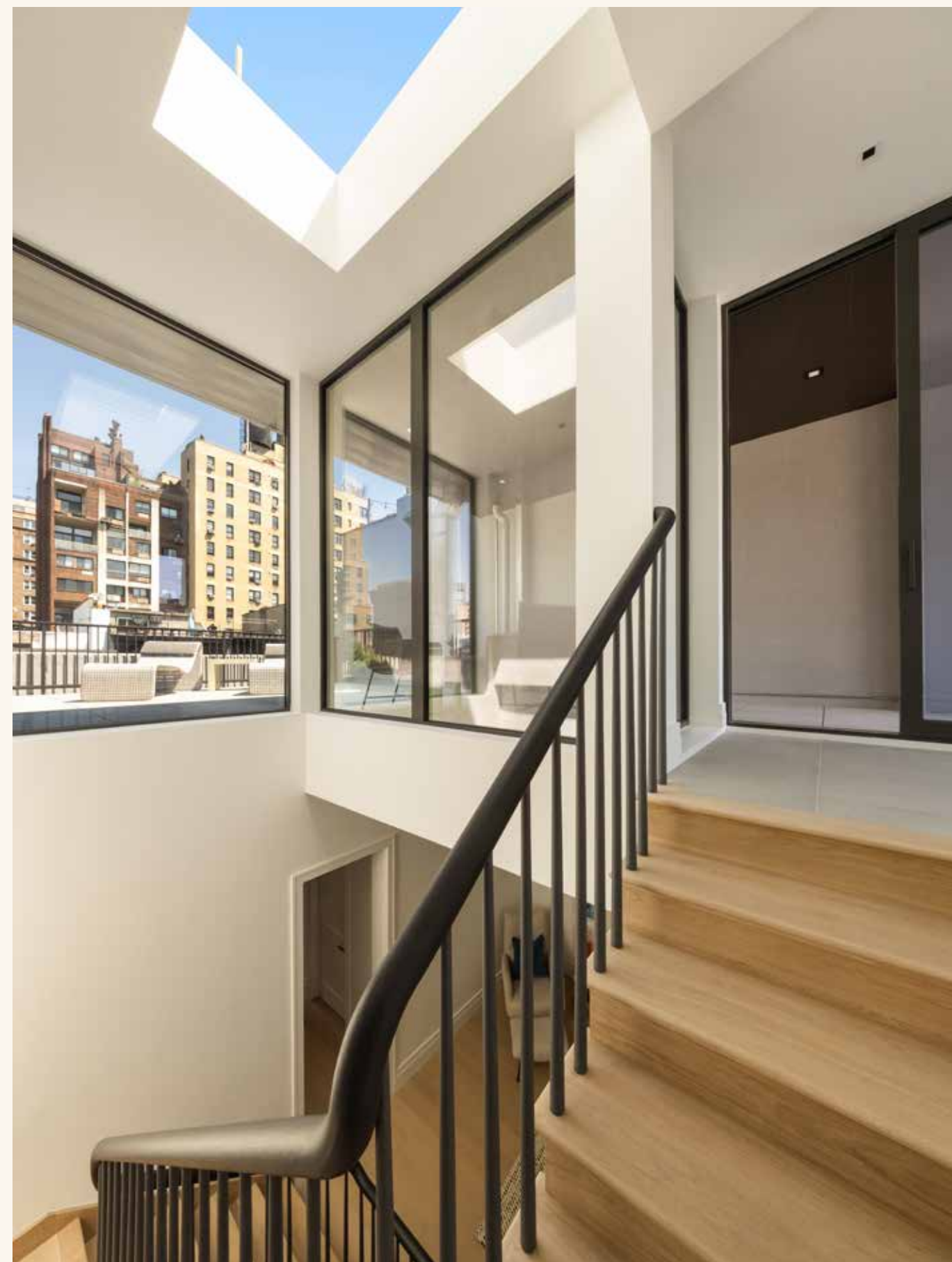
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