



## Recent Renovation and Palatial Multi-Level Garden in Midtown East (Rental)

325 East 50<sup>th</sup> Street  
Between First and Second Avenue  
*19' x 100.42', Built 40' deep*





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### DESCRIPTION

Enjoy this rental's new hardwood floors, French windows, and stunning outdoor space. Original fireplaces permeate the house, and the appliances are top-notch. Between the multi-level stone-paved garden and the brilliant sun room on the top floor, you'll have no shortage of areas for entertaining. And this coveted location is just steps from the river and Peter Detmold Park.

### LAYOUT

#### Garden Level:

Enter the charming front room through double French doors. Shade sconces adorn the walls. Behind it, a single French door leads to a green marble powder room and dressing area. At the rear of the floor you'll find a state-of-the-art kitchen with two stainless steel Miele ranges and a black slate wood-burning fireplace.

Here is where you'll access the garden, a stone-paved oasis that really must be seen to be believed. With three different levels, a fountain, picket fencing, exposed brick, and plenty of trees and bushes, you'll never want to go inside!

#### Parlour Level:

Let yourself be dazzled by the high ceilings on this entertaining level. The front living room enjoys sunlight from three tall French windows, a gray marble fireplace, and candle sconces. The rear room—perfect for a study or bedroom—boasts a similar fireplace and ceiling height. From a French door, you'll step out to the top level of the garden space, a private terrace with stairs leading down to the gorgeous courtyard.

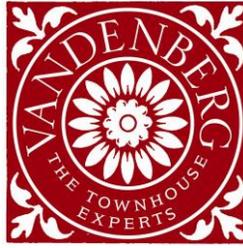
#### Third Floor:

A beige marble fireplace and three tall French windows grace the front master bedroom on this floor, which also enjoys its own white marble full bath. In the hallway, you'll find

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another full bath and a linen closet. Next to a rear bedroom with tall French windows, you'll find a nook that can be used as an office or walk-in closet.

### **Fourth Floor:**

At the rear of the floor, enjoy a bedroom with a black marble fireplace and arched French windows. A state-of-the-art peach marble bathroom features two sinks and two shower heads. In the front bedroom, note the rose-colored marble fireplace and French windows, then ascend the stairs to the top floor.

### **Fifth Floor:**

This floor is entirely occupied by a luminous sun room with a stained-glass skylight. Sunlight floods in through a wall of windows. This floor also features roof access. Use this floor as an artist studio, an entertaining room, or a sun-drenched office.

### **Cellar Level:**

A bright finished basement contains a washer and dryer by Electrolux and well-maintained mechanicals.



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### ADDITIONAL INFORMATION

Year Built	1899 (est.)
Bedrooms	6
Baths	3.5
Approximate Square Footage	3,040
Smoking	Case by case
Pets	Case by case

**Price:** \$23,800/month

*Renters/Brokers Call:* Brian Pascus, *Sales Associate* – (212) 769-2900, ext. 228

*Negotiations Call:* Dexter Guerrieri, *President* – (212) 769-2900, ext. 211