

# 10 East 63rd Street

Upper East Side | Between Fifth and Madison



Jed Garfield

212-371-8200

jhg@lesliegarfield.com



Francis O'Shea

212-371-8200

foshea@lesliegarfield.com

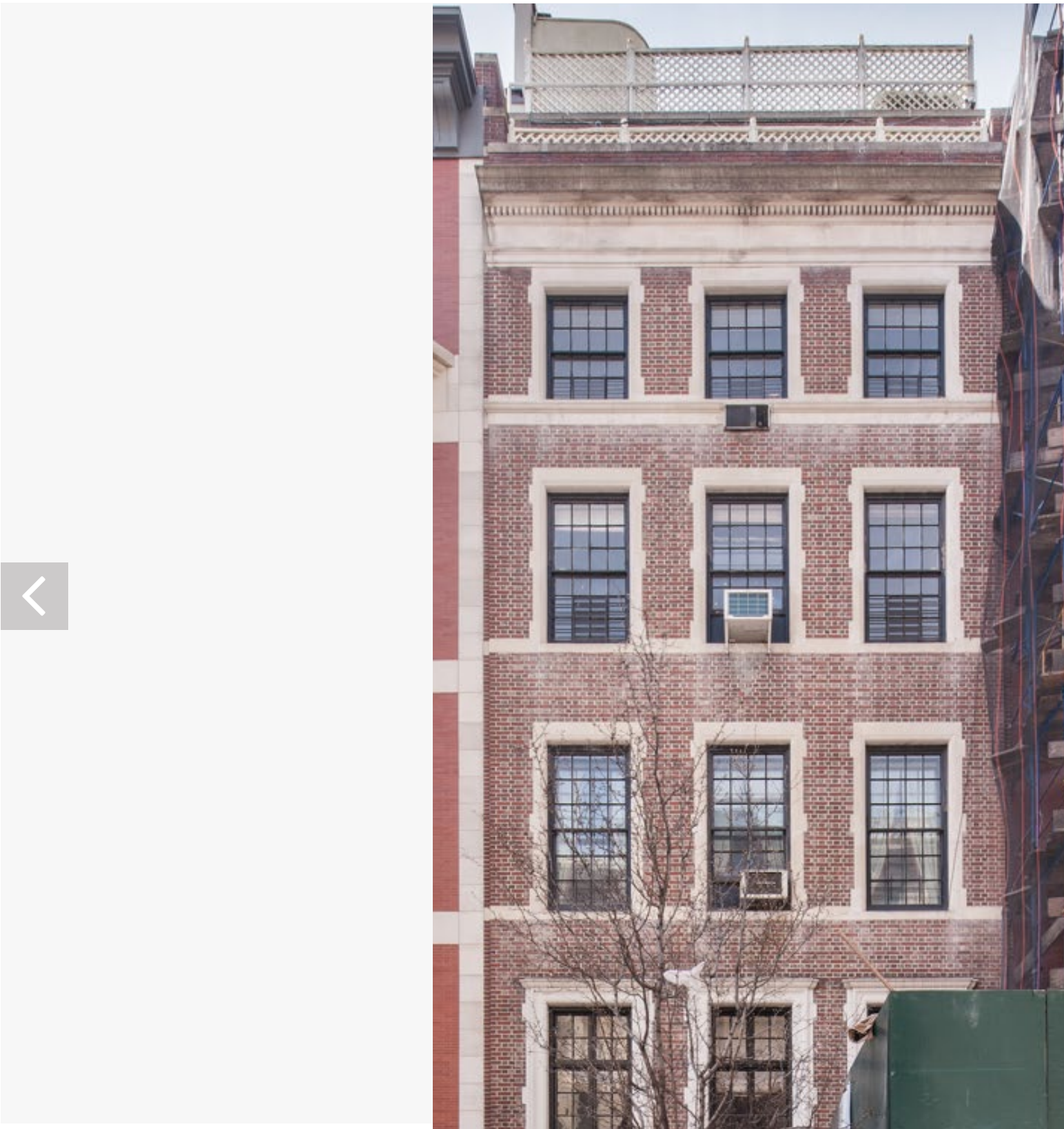


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## SPECIFICATIONS

Rent	\$18,000
Square Feet	5,475 ft² approx
Property Type	Condo
Bedrooms	3
Bathrooms	3
Rental Term	6 / 12 months
Pet Policy	Not permitted
Condition	Unfurnished
Maintenance	\$1,700



## LOCATION

Between Fifth and Madison Avenues



## KEY FEATURES

Garden and roof terraces  
Basement with light well & staircase to garden  
Views of Central Park  
Lorem ipsum  
Dolor sit amet  
Consectetur elit  
Roof Terrace

This 25-foot-wide, seven-story Neo-Classical brick and limestone mansion currently contains a professional suite and two residential apartments. Spanning almost 10,000 square feet on seven levels, the property’s first three stories are augmented by a rear extension.

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## SIMILAR PROPERTIES



1143 East  
73rd Street

\$31,550,000

Single Family  
32,000 ft²

Upper  
East Side

Open House



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73rd Street

\$31,550,000

Single Family  
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Upper  
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50 East  
81st Street

\$13,750,000

Multi Family  
12,000 ft²

Upper  
East Side

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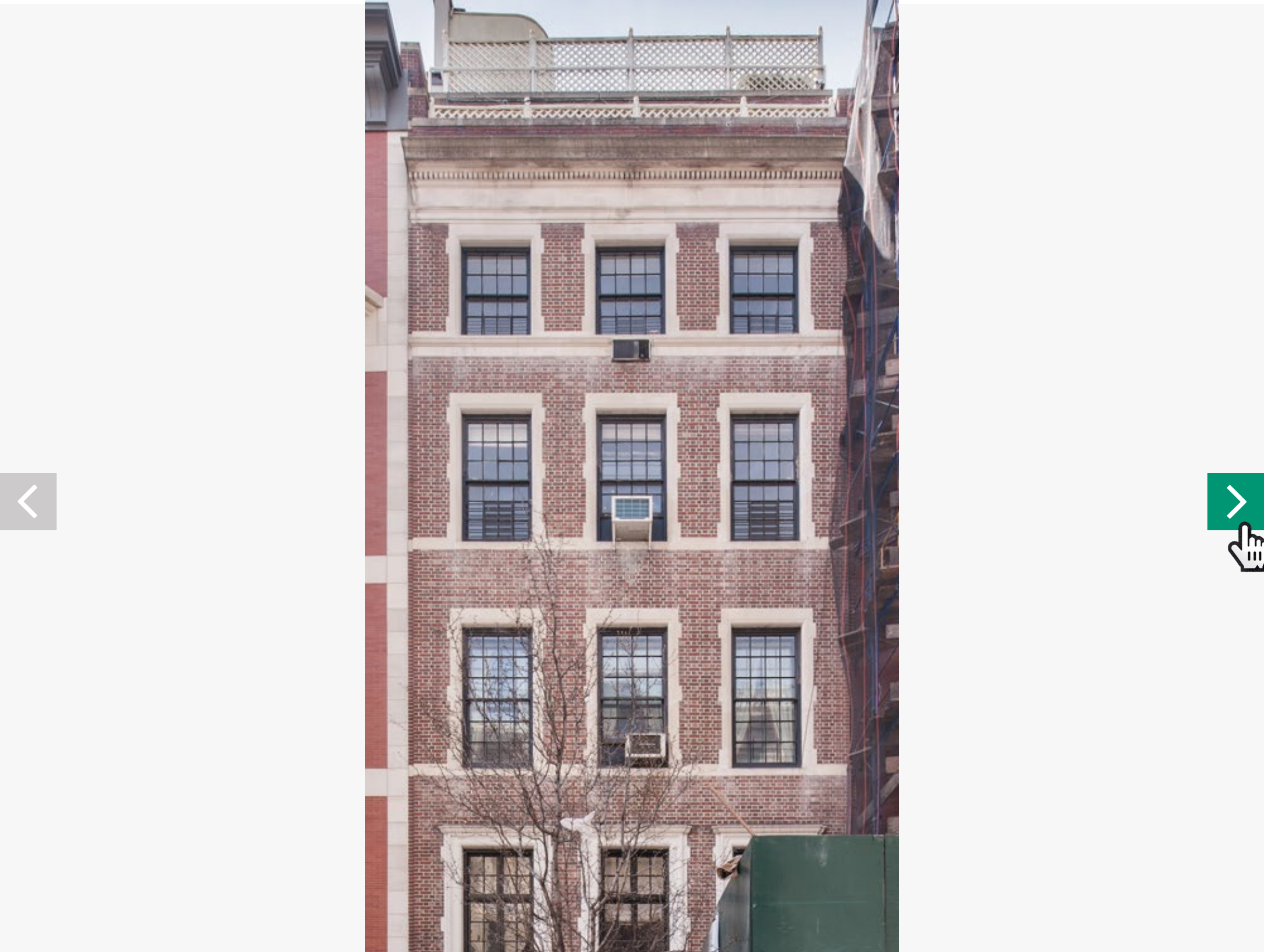
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### SIMILAR PROPERTIES



#### 1143 East 73rd Street

\$31,550,000

Single Family  
32,000 ft²  
Upper East Side

*Open House*



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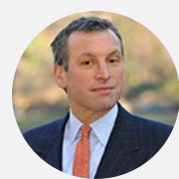
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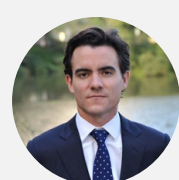
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The full height basement has light wells and two separate staircases to the garden level above. Built on top of the six original levels of living space is a large penthouse with a wrap around roof deck, affording direct views of Central Park and the Manhattan skyline.

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**First Floor**  
The Main Residence is the ground floor, floor 1 and the rear of floor 2 (leases 1 and 2R). First Floor of Main Residence: Private street entrance with four, 12’ doors opening into the main owner's residence. As you walk into this space you find a gracious and large entry foyer/living room with a fireplace. Double doors ahead lead you into the main residence. There is a laundry room on your left, an elegant powder room, a hidden panic room and an open kitchen with copper counter tops and high end appliances. lovely breakfast sitting area and a very large family room with a fireplace. Doors lead out onto a glass enclosed dining solarium with radiant heated floors. Doors lead from solarium out to a lovely garden which contains an in-ground spa, waterfall, BBQ, two awnings for privacy, with rock and wood walls. Elevator (or stairs) lead you to a second floor of the owner's unit.

**Second Floor**  
2nd floor of Main Residence: REAR: Master bedroom suite in the rear of the first floor with a wall of glass and terrace overlooking the garden below. Fireplace in bedroom. Large dressing room/nursery and an enormous, luxurious master bath with a private WC that includes bidet, steam shower, free standing whirlpool tub, his and her sinks, and radiant heat. FRONT: A second bedroom currently used as an office contains a full bath with two floor to ceiling windows looking onto street with juliet balconies. There is a service door to the main building hallway that can be accessed from this floor or you can take the interior stairs or elevator to the floor above.

**Third Floor**  
Part of the main residence but operated currently as offices and accessible by elevator or stairs. It could very easily be separated from the main apartment and made into a large one bedroom with a smaller second bedroom. Lovely space with fireplace, exposed brick walls, back and side lot windows. Includes a wall of closets and a marble bathroom. FRONT (2F): Stand alone apartment set up as a studio with floor to ceiling windows, and very high ceiling. fireplace and juliet balconies. Appx 725 square feet.

**Fourth Floor**  
REAR (Apt 3R): Suitable as a separate one bedroom or as a giant living space as part of the main residence. Elevator and stairs access this level. Renovations were done in a way to give flexibility of sealing off the elevator so that 3R could be a stand alone one bedroom apartment as it contains a full bathroom, kitchen, dining area, bedroom, living room and fireplace. FRONT (3F, 4F, 4R): DUPLEX RESIDENCE First floor of stunning three bedroom duplex that has been totally renovated from 3 units into one with an internal stair. Roughly 2,225 square feet total. Contains an open kitchen with top end appliances, family room, fireplace and bath on this level with staircase up to bedroom floor.

**Fifth Floor**  
Upper portion of Duplex: Full fifth floor contains three bedrooms, two baths with skylight and a large den area. Washer/dryer. The fronts of both floors of this duplex have three, floor to ceiling windows with juliet balconies. While elevator does not go to this floor, the shaft exists and the elevator could be renovated to come to this level.

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Upper East Side

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 **KEY FEATURES**



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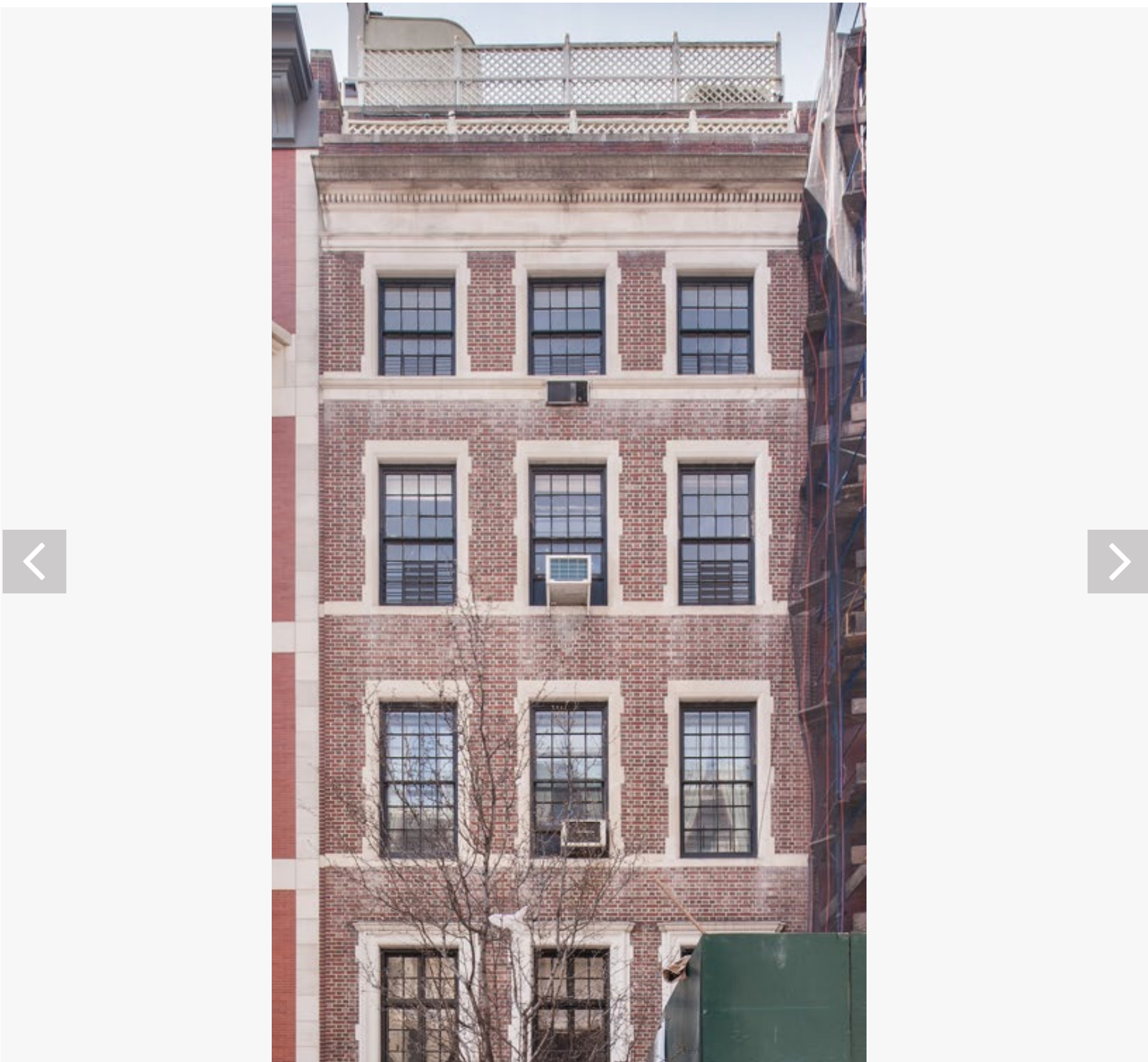


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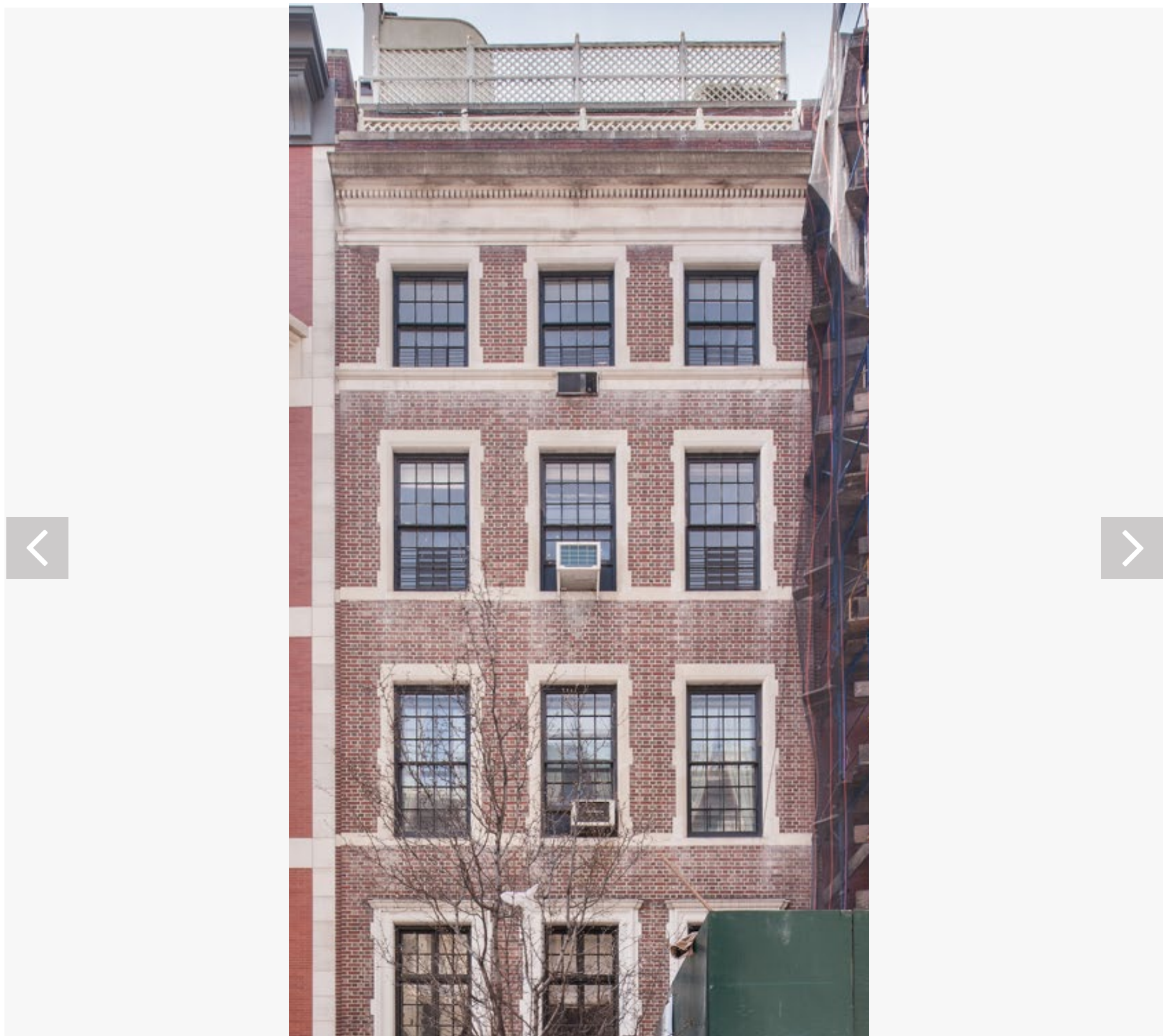




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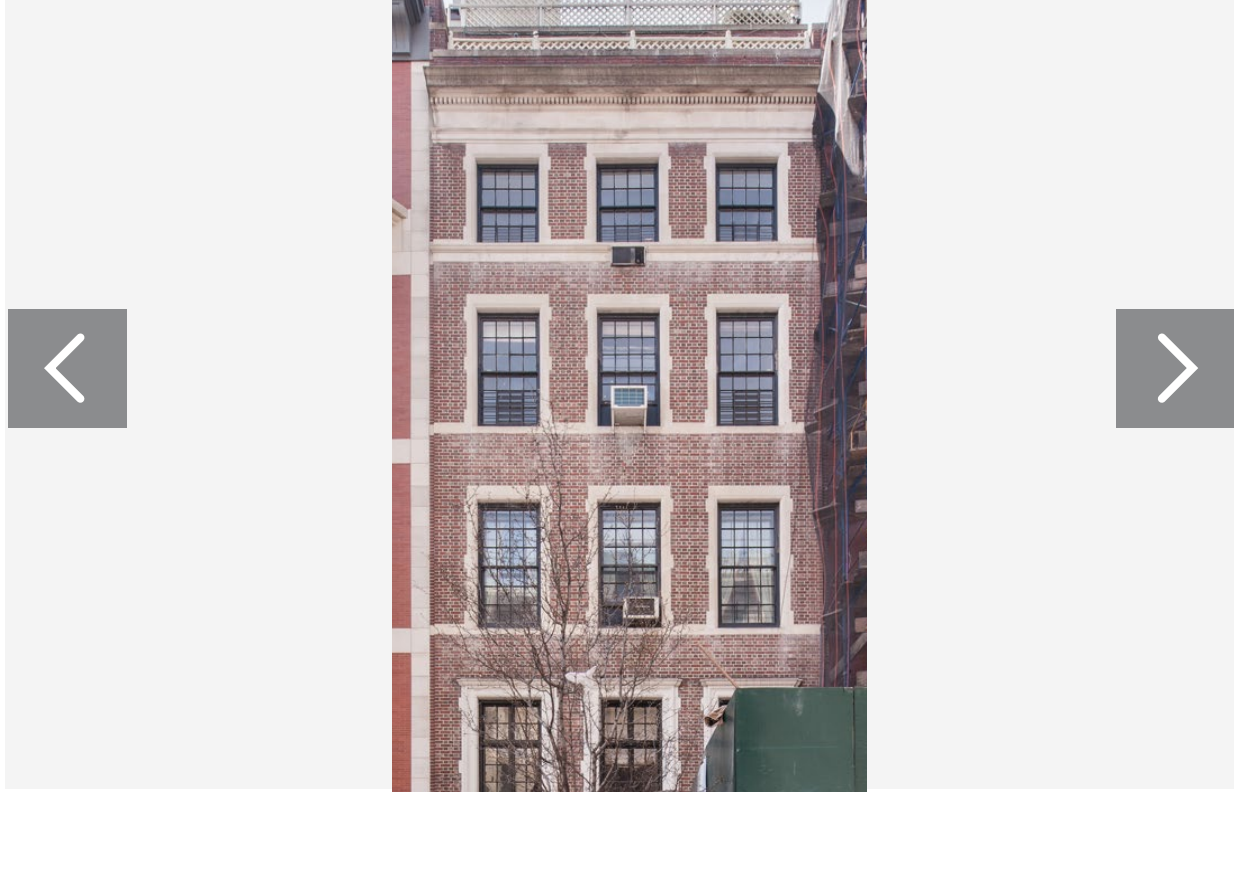


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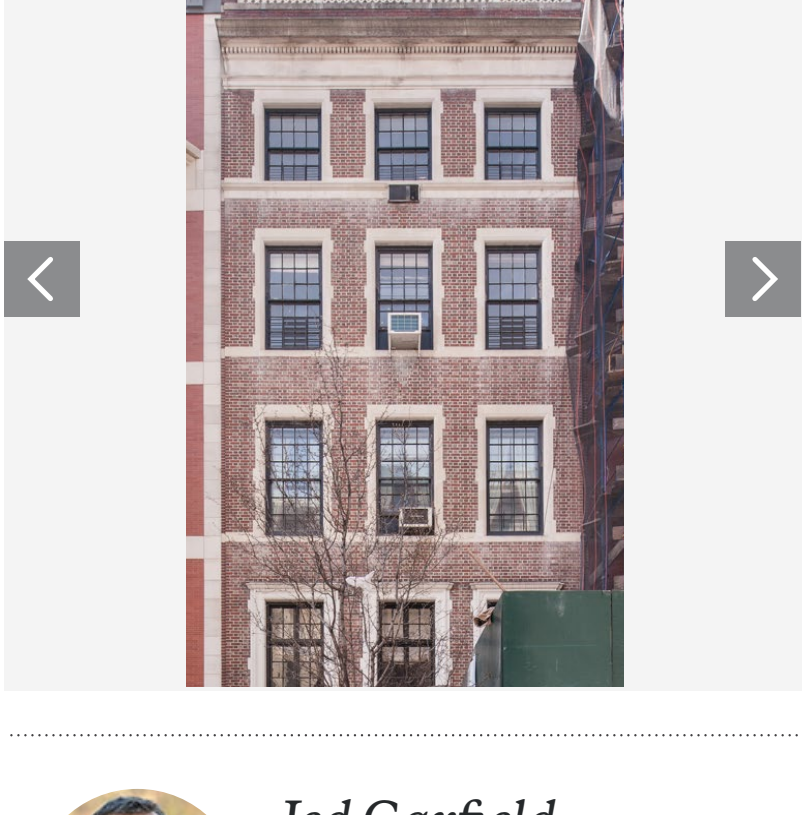
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