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40 West 77th Street, An Upper West Side Jewel



Located on the Gold Coast of the Upper West Side, a half block from Central Park and the New York Historical Society Museum and Library, this highly coveted building offers easy access to restaurants, shopping, museums, public transportation, and all the Upper West Side has to offer. The living room and two bedrooms face the Museum of Natural History and offer a front row seat to the balloon-inflating festivities on the eve of the Macy's Thanksgiving Day Parade.

A gracious entry foyer joins the living room and formal dining room. Originally six rooms, now seven, the extra-large formal dining room has been cleverly divided to create a third bedroom, leaving ample space in the remaining dining space. The living room has beautiful built-in shelving and cabinets and two large windows. The second bedroom is spacious and shares a bath with the newly created third bedroom. The grand primary bedroom has an ensuite bath, excellent closet space, and a museum view. The fully renovated kitchen has top-of-the-line appliances and every convenience, including a separate laundry room and pantry. This generous layout completes a staff room/home office with a beautiful bath.



CHARM—INSIDE & OUT

There are many prewar details, including high ceilings and beautiful floors, with abundant light and charm. Designed in the Neo-Renaissance style and built as a cooperative in 1928, 40 West 77th Street is a prestigious landmarked full-service building on arguably one of the most beautiful, tree-lined Central Park blocks. There's an excellent staff, a live-in building manager, and a beautifully restored marble lobby with period details. Facilities include a bike room, shareholder storage (for rent), and a central laundry room. In addition, 75 percent financing is allowed; pets are permitted; the building is pied-a-terre friendly. Asking price: \$2.895 million. For more information on 44 West 77th Street, contact: **Barbara Fox at Fox Residential (foxresidential.com)**.