

\$1,850,000 - 22 Gramatan Court, Bronxville

MLS® #832271

\$1,850,000

3 Bedroom, 4.00 Bathroom, 2,017 sqft

Residential on 0.10 Acres

Gramatan Court, Bronxville, NY

Sited perfectly on a west facing knoll, this stunning end unit townhouse offers consummate privacy and complimentary sunsets over the charming rooflines of Bronxville. In 2021, the current owners elevated the interior to perfection by installing gorgeous new white oak floors and custom new staircase railings throughout three floors of well renovated living space. The dramatic first floor open plan features a new kitchen with Taj Mahal quartzite countertops, stainless steel appliances and a newly designed glass railing which optimizes the view of the expansive sunken living room below. In the living room, the new oversized windows offer two sunny exposures and the corner gas fireplace with new marble surround is a key design element. A private patio is accessed from the living room. Upstairs, the primary bedroom offers a terrific re-built walk in closet as well as a generous ensuite bath with new quartz countertops. A second bedroom down the hall features another ensuite bath with new quartz vanity. Best of all, the third floor bedroom/family room offers vaulted ceilings, new custom millwork and raised paneling with state of the art media/surround sound acoustics. And an oversized private terrace further elevates the third floor functionality. Freshly updated third floor bath with new quartz, washer dryer and great storage. All this a quick hop away from fabulous Bronxville shops, train and school! A rare bird



Built in 1980

Essential Information

MLS® #	832271
Price	\$1,850,000
Sold Price	\$1,900,000
Date Sold	August 8th, 2025
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,017
Acres	0.10
Taxes	\$15,454
Year Built	1980
Type	Residential
Sub-Type	Condominium
Style	Garden
Status	Closed

Community Information

Address	22 Gramatan Court
Subdivision	Gramatan Court
City	Bronxville
County	Westchester County
State	NY
Zip Code	10708

Amenities

Amenities	Parking
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Trash Collection Public, Water Connected
Parking Spaces	1
Parking	Assigned, Private

Interior

Interior	Wood
Interior Features	Cathedral Ceiling(s), Chandelier, Chefs Kitchen, Double Vanity, Eat-in Kitchen, Entrance Foyer, Formal Dining, Primary Bathroom, Natural

	Woodwork, Open Kitchen, Quartz/Quartzite Counters, Recessed Lighting, Storage, Walk-In Closet(s), Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Gas Oven, Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	3

Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Near School, Near Shops, Views
Exterior	Brick

School Information

District	Bronxville
Elementary	Bronxville Elementary School
Middle	Bronxville Middle School
High	Bronxville High School

Additional Information

Date Listed	March 10th, 2025
Days on Market	23
HOA Fees	1145
HOA Fees Freq.	Monthly
Levels	Three Or More
Pets	No Restrictions

Listing Details

Listing Courtesy of Houlihan Lawrence Inc.

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