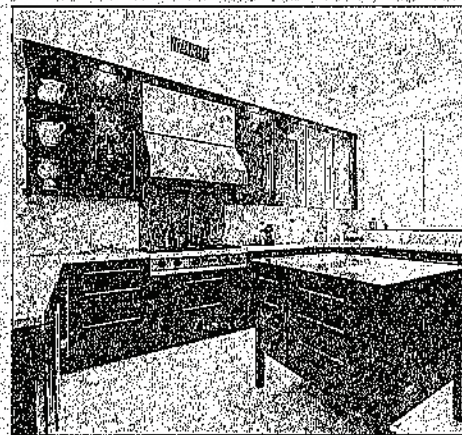
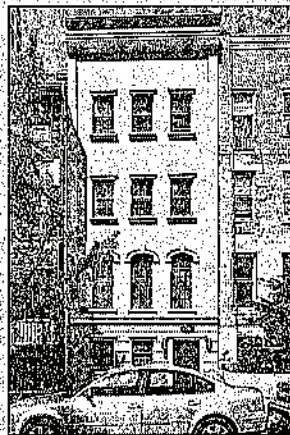
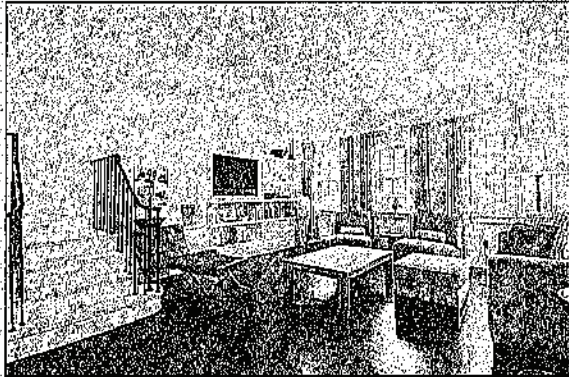


Kips Bay \$6.85 million



Achieving the ideal live/work balance is tough, but this four-story townhouse on East 31st Street makes it a whole lot easier. In addition to the lavish living space — 3,700 square feet with three bedrooms, two-plus bathrooms, a “Havana Room” with coffered ceilings, a bar and a “movie-quality” projection system — there’s 2,600 square feet of “ultra-chic” workspace. This includes a mahogany-detailed executive suite, a modern glass-enclosed boardroom, a reception area, 18 fully wired contemporary workstations and two additional bathrooms. Plus, the ground-floor garden/patio and a second-floor landscaped wooden deck offer great outdoor relaxation after a hard day at the home office. Agent: Jeff Silverstein, Century 21 NY Metro, (212) 784-2131.