



Extra-wide Neo-Georgian Mansion
305 West 71st Street

Can Be Delivered Vacant

Between West End Avenue and Joe DiMaggio Highway
25' x 102' Built 64' deep





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DESCRIPTION

This mansion was designed by the noted architect George Keister, famous for designing classic New York theaters, including the Apollo Theater, the American Airlines Theater (Roundabout), and the Beaux-Arts style Belasco Theater. He also designed the McAlpin-Miller House, which was purchased by the Carnegie family and is now part of the Cooper-Hewitt National Museum of Design. Two years were required to originally construct this townhouse, complete with its unique façade and rare carved gargoyle faces. In the late 1960s, it was completely renovated by the Harvard-trained preservationist, Freedom Ainsworth. Modern central air conditioning was installed, as well as heating systems and leveling of the floors. The current owners have added a custom kitchen and baths. Plans have been approved for expansion into the backyard, which would enlarge the kitchen and formal dining room areas. A quiet cul-de-sac, the block has turned into a destination for well-known people who appreciate seclusion from the hustle-bustle. This townhouse features expansive room proportions that can only be achieved by a building with this breadth, rare on the market.

This townhouse is ready for conversion to single-family use! Currently, the owner lives in the magnificent two-story duplex apartment comprised of the parlor and the third floor and uses the townhouse's spacious garden level as a business office. The fourth floor is occupied as a luxury rental, providing \$4,100 month-to-month. For an owner's triplex, the garden level can be joined with the duplex. Additionally, the size and ceiling height of the basement allows for the townhouse to be expanded by an additional floor into an owner's quadruplex.

LAYOUT

Owner's Four Levels

Basement:

With high ceilings and ample floor area, this basement effectively adds a fifth usable floor. It includes new steel pillars, updated electrical fixtures, and a gas boiler. Bathroom plumbing has been roughed out. The space invites expansion.



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Garden Level:

Configured as a deluxe two-bedroom, two-bath apartment, the garden level features a warm fireplace and uncomplicated, bistro glass doors that lead to a lush garden. In the garden one can wander gravel walking paths around strong trees and a flower bed for the green-thumbed. Currently, the space is used as the owner's music publishing offices.

Parlour Floor: *Owner's Entertaining Level*

The living room spans the entire front of the building. It is stunning with extra tall south windows and a grand fireplace. There are two baths: one half-bath and one recently renovated full-bath. At the rear of the building is large formal dining room, perfect for company, and a brand new deluxe kitchen.

Third Floor: *Owner's Bedroom Level*

Three generous-sized bedrooms rest on this floor, including a large Master Bedroom in the front. There are two baths, one half-bath and a newly renovated Master bathroom. There is also a laundry room and a spare office room.

Rental Level

Fourth Floor:

This deluxe three-bedroom rental currently provides \$4,100 month-to-month. The apartment has a 17 ½' vaulted ceiling in the 14' x 21' sunny front living room. There is also an 11' x 11' front bedroom. The central kitchen and dining area lie under a generous skylight. There are two marble full-baths. Two bedrooms are in the rear, the larger of which is 12' x 19' with French doors.



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ESTIMATED EXPENSES

| | |
|----------------------------|-----------|
| Real Estate Taxes (2007-8) | \$ 38,000 |
| Water & Sewer | \$ 2,000 |
| Insurance | \$ 6,000 |
| Fuel (Gas) | \$ 5,000 |
| Electric (Hallways) | \$ 1,500 |
| | |
| Total Expenses: | \$ 52,500 |

ADDITIONAL INFORMATION

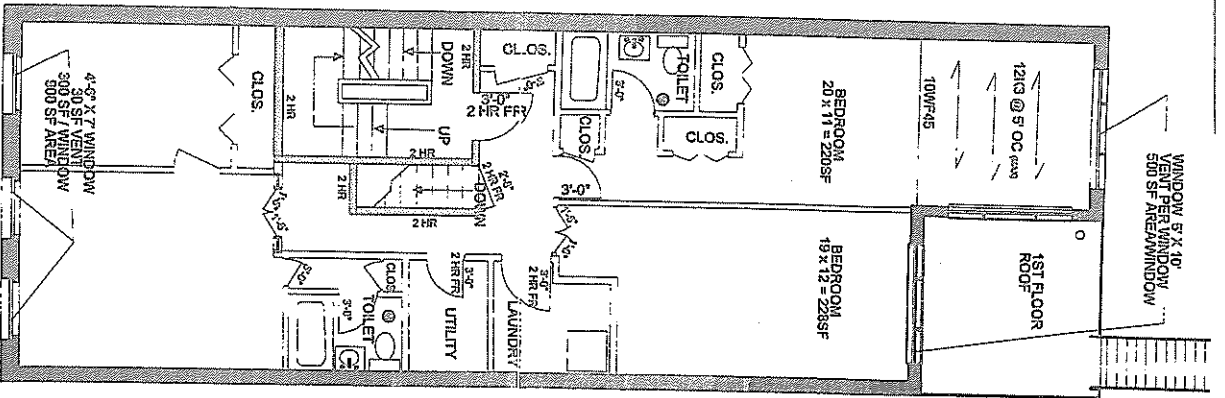
| | |
|-----------------------|------|
| Year Built | 1900 |
| Zoning | R8B |
| FAR | 2.55 |
| Maximum Allowable FAR | 4 |
| Tax Class | 2 |

Price: \$7,150,000

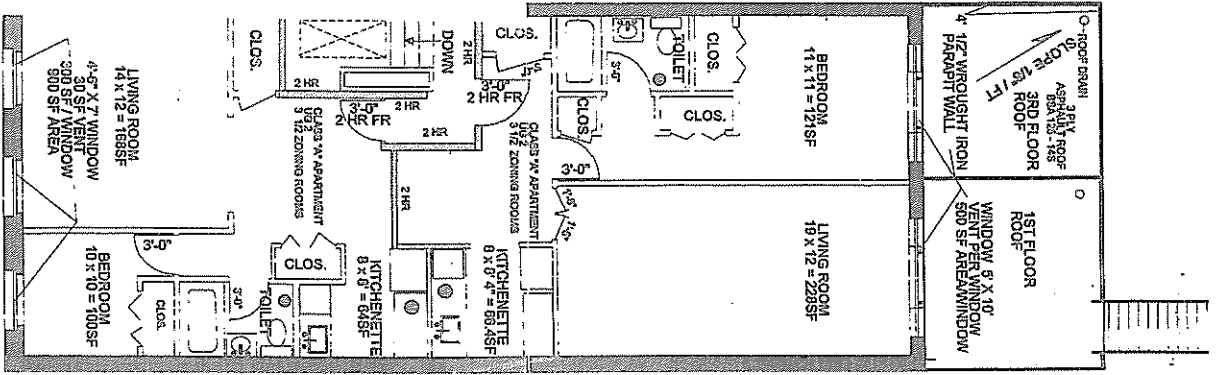
Buyers Call Cathy Connolly, *Buyer Specialist* – (212) 769-2900, ext. 219

Brokers Call Khatera Ahmad, *Showing Agent* – (212) 769-2900, ext. 221

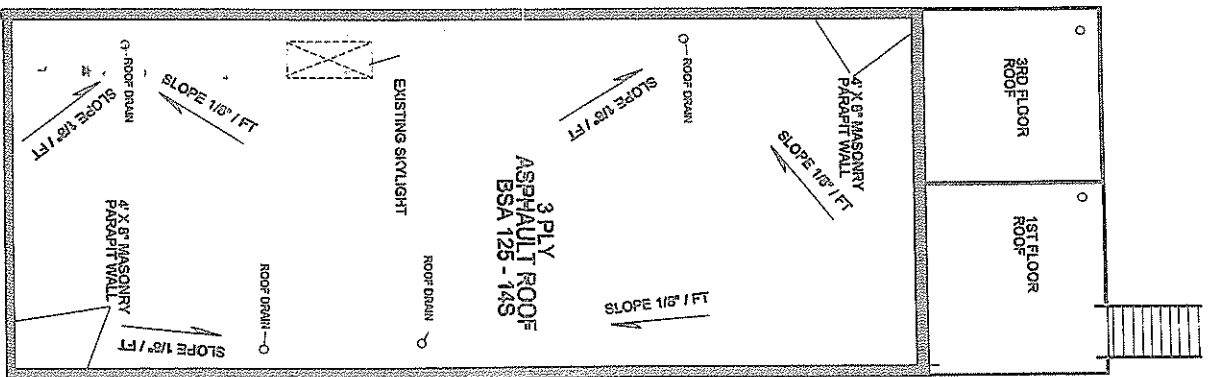
Negotiations Call Dexter Guerrieri, *President* – (212) 769-2900, ext. 211



THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



FOURTH FLOOR PLAN
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"

305 WEST 71 STREET