



Gorgeous, 20'-Wide, Park Block, Five-Story Townhouse  
with South Garden  
42 West 71<sup>st</sup> Street

*Steps from Central Park*

Between Central Park West and Columbus Avenue  
*20' x 100' Built 65' deep, not including a 3-story extension*





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DESCRIPTION

This is the “Park Block, low 70's, south-facing” gem of a townhouse you've been waiting for! This beautiful house with a box stoop is ready for restoration to a single-family mansion, or you can live in the owner's garden duplex, and enjoy rental income from the charming rentals on the spacious floors above. Buy now, or relax and watch the grass grow until another comes on the market in this location.

Entering this five-story, Upper West Side townhouse feels like a retreat to the country. Experience the tranquility of the owner's duplex with a working fireplace, lush green garden, spacious kitchen, and grand master bedroom. This home has a natural intimacy, with the majority of the living space (both living/dining area and bedroom) nestled toward the quiet rear of the building. The townhouse's façade has a bow front and back and a forest green box stoop.

LAYOUT

Owner's Garden Duplex

**Garden Level: *Owner's Current Entertaining Level***

Enter under the stoop into a foyer with original rich wood wainscoting. Straight ahead is a hallway to the rear with two large closets. To the right is a kitchen with a Jenn-air double oven, a stainless steel Jenn-air refrigerator, a stainless steel Bosch dishwasher, a double sink, a gas stove, ample counter space, and a ceiling fan. A family dining area sits before the kitchen by the box window to the street. Through the kitchen, the floor opens onto the living/dining area. The stairwell to the parlour level separates the main dining area from the living room, which has a working fireplace with an art nouveau style wood mantle. The living room leads to a comfortable rear library on the right (in the extension) and the entrance doors to the garden on the left. The rear room has two windows looking out to the garden, and would make an excellent study. The green garden has been lovingly cared for with wood plank decking, a dining area, two benches, trees for shade, a gorgeous array of flowers, and a trestle above the



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entrance with hanging vines. Feel secure and one with nature, resting out here in the southern light. A high fence provides privacy, surrounded by the backs of quiet townhouses. The garden level also features a full-bath and stairs to the cellar which has a working laundry room, mechanicals, and an entire building length of storage space.

**Parlour Floor: *Currently Owner's Master Bedroom Level***

This was the original entertaining level for this grand townhouse. If you enter from the stoop, the original decorative wood stairs remind you of another era. An internal wood stairway has been created to join the owner's duplex. Immediately to your right is the master bedroom with a chandelier, an exposed brick wall by the fireplace, a specially designed wood patterned ceiling, and two windows by the bow back with flower boxes. There are two walk-in closets, the second of which is like the small room on the garden level. This room has original parquet floors and a window out to the garden. The parlour level has two full-baths: a master bath with white tile and a claw-foot tub and a guest bath with a shower. The front room has a decorative fireplace with burgundy marble surround and Romanesque wood mantle and a bow front with two large windows out to street. Above the windows are two identical textured stained-glass window panes that from inside glow brightly in the sun light. Currently an office, it could become a TV/family room, bedroom, or a generous private study.

**Upper Floor Rental Income**

**Third Floor/Fourth Floor Front Duplex:**

The third floor makes up half of a two-floor, two-bedroom apartment. Enter into an enormous living room in the front with a kitchen area separated by a counter. The decorative fireplace has tortoise shell tiles and a mirrored mantle, accented by matching molding extending along the wall. Three huge windows with Romanesque frames fill the room with light. The kitchen has a stove, refrigerator, and dishwasher. There is a full-bath in the rear with a double sink and bright vanity mirror. A wood grain spiral staircase ascends up to fourth floor front. There you can find two bedrooms: a guest bed with a large window and a main bedroom with two large windows to the street, a closet, and a decorative



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fireplace with tortoise shell tiles and a wood grain mantle with Victorian flair. The full bath has a shower, and there is an extra storage closet. These bedrooms can also be accessed by a separate entrance on the fourth floor.

The third floor rear is a studio with a half-bath, currently used as an office by the owner.

**Fourth Floor Rear:**

The fourth floor rear is a loft studio with original parquet floors, high ceilings, a decorative fireplace, and a sizeable terrace with room to grow vegetables and flowers and white lattice railings. The eat-in kitchen has a stove, a refrigerator, a strained-glass ceiling light, and two closets, one a converted pantry and the other a converted dumbwaiter shaft. The charm of the townhouse's original features lingers. The spacious full-bath has room for a morning vanity desk and features decorative stained-glass panes above the bathtub, reminiscent of the stained-glass windows in the front of the parlour. A tall mirror stands by the two large windows in the bow of the building, and half the walls are slate grey marble. The owner expects to deliver this rent controlled apartment vacant at closing.

**Fifth Floor:**

This floor-through, two-bedroom apartment is exceptional. The front bedroom is to the right of the entrance and has one large window. Adjacent is the sunny living room with parquet floors, two-windows facing the street, brick walls painted white, and a decorative fireplace with a surround of black marble veined and a wood mantle painted black. The dining area has a skylight overhead. Through that is the kitchen with a stove, a dishwasher, emu-egg-colored counters, and a refrigerator. In the hallway to the rear is a closet and a full-bath with white tile and skylight. The bath has doors both to the hallway and to the rear bedroom. The rear bedroom is spacious and sunny with southern exposure, three closets, and a working fireplace with a sleek black stone surround. In the kitchen is a spiral staircase to the private roof garden, which has a beautiful wooden deck, tall lattice railings with vegetation climbing up them, and trees changing with the seasons. Come up to the roof garden for a view of the city. Bring a glass of cabernet and watch the sun set.



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**CURRENT RENTS AND STATUS OF BUILDING APARTMENTS**

Apartments	Current Rent	Current Status
#1 – 3 Bedroom Duplex		Owner Occupied
#3F/4F Duplex	\$5,100	Lease Expires 1/21/09
#3R Studio		Owner Occupied Office
#4R Studio	\$307	Rent Controlled – Delivered Vacant
#5 Floor-Through	\$5,100	Lease Expires 12/31/09
<b>Estimated Total Rent</b>	<b>\$10,507</b>	
<b>Annual Estimated Income</b>	<b>\$126,084</b>	

**ESTIMATED EXPENSES**

Real Estate Taxes (2008-9)	\$ 50,205
Water & Sewer	\$ 1,032
Insurance	\$ 5,000
Electric	\$ 5,600
Heat (Oil)	\$ 5,230

Total Expenses: \$ 67,067



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**ADDITIONAL INFORMATION**

Year Built	1910
Historic District	Yes
Zoning	R8B
FAR	3.47
Maximum Allowable FAR	4
Tax Class	2A
Estimated Total Square Footage	6,500 feet

**Price:** \$ 7,500,000

*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

