



Celebrity Row Townhouse
Create Your Own Single-Family or Enjoy Triplex
Plus High Rental Income!
9 West 70th Street

Only 21 Steps from Central Park with Unusual Side Windows and Six Full Floors.

Between Columbus Avenue and Central Park West

20' x 100' Built 60' Deep, With a 3-Story Extension





Celebrity Row Townhouse
Create Your Own Single-Family or Enjoy Triplex
Plus High Rental Income!
9 West 70th Street

Only 21 Steps from Central Park with Unusual Side Windows and Six Full Floors.

*Between Columbus Avenue and Central Park West
20' x 100' Built 60' Deep, With a 3-Story Extension*

DESCRIPTION

Some homes offer interior luxury. Some offer the luxury of a beautiful neighborhood. And some homes offer both. The townhouse at 9 West 70th Street sits in the cradle of New York comfort. Across the street from Central Park and two blocks south of the historic Dakota apartments, 9 West 70th Street lies on a peaceful pedestrian street that is at the heart of Manhattan's Upper West Side. This six-story building features six separate high-end units including an ingeniously renovated owner's triplex, complete with a griller's-delight private rear garden, a romantic master bath with a generously sized Jacuzzi tub, a fully appointed spacious kitchen, and rare additional side windows for a bounty of natural light. The state-of-the-art owner's triplex has been lovingly crafted from hand-painted ceilings and wall designs on every floor to the imported Jerusalem stone used on the parlour floor. The façade features a brownstone stoop, a bow front, and neoclassical stonework bordering the windows. Up the stoop, imitation gaslights frame the dark-wood parlour front doors. There is a separate set of stairs under the stoop that lead down to a private cellar entrance for the triplex. Unlike most buildings, each floor has its own separate central air unit. Because of the rental space, this townhouse arrives as a terrific value with the cost of ownership lessened with the income you'll receive from the rental units. Rarely has there been an opportunity to connect to the pulse of the city, without sacrificing the peace and serenity of a calm home, and be this cost efficient. Discover for yourself what makes this townhouse such a rarity!

LAYOUT

Lower Level of Triplex:

Unique in its design, this fully finished cellar connects via a stone staircase to the private rear garden. Having the garden entrance from the cellar liberates space on the garden level, expanding the feel of the owner's triplex. The private garden is impeccably suited for entertaining large parties, as well as offering a respite from commotion of the city. Mica tinted stones glisten in the sunlight. You can turn on a cascading fountain for the gentle sound of rushing water, or leave it off to make the fountain's still water into a reflecting pool. The expansive dining area in the garden has room to plant a personal herb garden along the high stone walls, which give the garden an especially private feel. There is also ample lighting for nighttime use. Glass-fronted French doors open into a large entertainment room. There is a



Celebrity Row Townhouse
Create Your Own Single-Family or Enjoy Triplex
Plus High Rental Income!
9 West 70th Street

Only 21 Steps from Central Park with Unusual Side Windows and Six Full Floors.

Between Columbus Avenue and Central Park West
20' x 100' Built 60' Deep, With a 3-Story Extension



pantry under the grass green staircase, a U-Line mini-fridge, and two deep GE freezers, one in the pantry and one in the corner of the television lounge, for convenient storage of all grill food that may be used in the garden. There is a spare bedroom under the extension. The hallway to the front of the basement features two closets, a room for mechanicals, a full bath with a burnt crème counter and a glass-front shower, and a half bath with colorful tiled central mosaic. The front room on the left is a bedroom with a double-door closet and a neoclassical ceiling trim. The right front room is the laundry room, which has access to mechanicals and would be excellent for bicycle storage. This level has both an interior entrance from a central staircase and a private exterior entrance from the street. Follow a set of stairs under the stoop for the street entrance, which leads to the laundry room.

Garden Level: *Owner's Master Bedroom Level*

The lavish master bedroom is hidden in the rear of the garden level where it overlooks the private garden. Glass-fronted French doors lead to a balcony where you can sit and watch your trees as a breeze laps your face in the morning. Hand-painted walls recreate the outdoor Eden of a Roman courtyard. There is neoclassical trim around the ceiling and a colorful triple sunburst mosaic inset into the tiled floor. The master bedroom also features five double-door closets, a crystal chandelier, a wall-mounted control pad for the stereo, and ceiling speakers. Through a frosted glass door lies the master bathroom. Marble steps lead you up to the Jacuzzi bath, which is located in the extension. A draped window looks out onto the private garden, and a hand-painted ceiling design rests over the bath. Three mosaic frames border hand-painted flowers on the walls. The master bath also has a frosted-glass-front, overhead shower with six additional side nozzles. There is a double-basin sink, ceiling speakers, inset ceiling lights, and brass fixtures. The hallway of the garden level has light hardwood floors with Art Nouveau dark-wood trim. Opposite the staircase is an alcove entertainment area.

The garden level also has two front bedrooms. The peach-colored left bedroom has white neoclassical mold work around the floor. In the bowed front are windows up to the street. This bedroom connects



Celebrity Row Townhouse
Create Your Own Single-Family or Enjoy Triplex
Plus High Rental Income!
9 West 70th Street

Only 21 Steps from Central Park with Unusual Side Windows and Six Full Floors.

*Between Columbus Avenue and Central Park West
20' x 100' Built 60' Deep, With a 3-Story Extension*



to a private full-bath with two translucent-blue glass sinks, a glass fronted bath and shower, an azure tiled floor, blue-streaked marble counters, and tiled walls whose seashell shapes shimmer like clear ocean water.

The front right bedroom features sky blue walls, a double-door closet and inset ceiling lights. The bedroom offers an Art Nouveau floor trim and design not found anywhere else in the triplex. The room has excellent depth as it extends under the stoop. Through a double door, the bedroom connects to a private full bath with a white tiled floor, a pedestal sink, and a glass-fronted shower.

Parlour Floor: *Upper Level of Triplex*

Up the stoop, you enter a restored, marble floor foyer with the original ceiling mold. Open the glass-paneled, dark-wood door to the central landing of the parlour level with a red, candy-ribbon marble floor and burgundy wainscoting by the staircase leading up to the third floor. To your right is a light-wood, faux cottage door, which leads to the owner's triplex. When you enter the triplex, you are immediately struck by the Roman courtyard feel and design that extends throughout. There are mosaics amid the alabaster and crème floor tiles made from Jerusalem stone imported from Israel. Within the receded boxes of ceiling design are hand-painted images of wreaths and garlands. Gold leaf trims the ceiling. Yet, the parlour retains the consummate style of a Victorian home with a cushioned seating area by the bow front windows where you can look out to the quiet street. Add to that, there is a layer of modern convenience, with inset ceiling lights and ceiling speakers that are part of a central stereo system. An interior arch supported by fluted Roman columns leads to the grand dining room in the center of the parlour level. A draped side window adds an abundance of natural light to the dining room. The ceiling has receded boxes with hand-painted garlands inside. A half-bath near the dining area features marble tiles.

Under another archway is the generous, open kitchen in the rear of the level. With a central cooking island and counter and cabinet space on four sides, you can move 360 degrees about the kitchen. The floor has a dark, brick-face look that contrasts the light green cabinet fronts and toasted crème stone counters made from Jerusalem stone imported from Israel. The central island features a glass counter



Celebrity Row Townhouse
Create Your Own Single-Family or Enjoy Triplex
Plus High Rental Income!
9 West 70th Street

Only 21 Steps from Central Park with Unusual Side Windows and Six Full Floors.

*Between Columbus Avenue and Central Park West
20' x 100' Built 60' Deep, With a 3-Story Extension*

you can sit at for quick meals. Housed in the island are a Thermador Professional four burner stove with a central grill and a Gaggenau deep-fat fryer. Above the island is disguised range hood that has been tiled and surrounded by a painted wood mold from the ceiling. There is a Thermador Professional double oven and microwave against the back wall. The Sub-Zero 60I refrigerator and freezer are separate full-size units, each disguised to match the cabinet front. Above the sinks are three box windows that overlook the garden. The two porcelain sinks have dimple patterned fronts, and there is ample counter space nearby. The windows on multiple sides flood the kitchen with natural light, keeping it bright and enhancing the feeling you are cooking in an open courtyard. By the kitchen is the top of the stairs leading to the garden level. Past the kitchen is rear parlour room in the extension. This sunny room features two tall windows that look down into your garden, inset ceiling lights and speakers. A perfect spot for a study or private office, you can rest here with a cool cross breeze and warm light.

Third Floor:

A floor-through apartment, the third floor offers 1,700 square feet of private space. The current owner's rent the floor as a furnished apartment for \$750.00 a night. For a whole month, they take \$9,000.00. The apartment is three-bedroom, with two bedrooms in the front that stretch out into the bay window area of the bow front of the building. The living room is in the center, and there is a full bath with a washer and dryer. You pass through the kitchen with a dining area after it to get to the main bedroom in the extension. Here, there is another full bath. The entire floor receives great natural light.

Fourth Floor:

The front apartment is fully renovated with 2 bedrooms and 2 bathrooms. It is currently being rented for \$2,500 per month.

The apartment in the rear is fully renovated with 1 bedroom and 2 bathrooms. It is currently being rented for \$2,500 per month.



Celebrity Row Townhouse
Create Your Own Single-Family or Enjoy Triplex
Plus High Rental Income!
9 West 70th Street

Only 21 Steps from Central Park with Unusual Side Windows and Six Full Floors.

Between Columbus Avenue and Central Park West

20' x 100' Built 60' Deep, With a 3-Story Extension



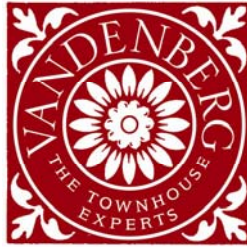
Fifth Floor:

The fifth floor is split into the lower levels for two duplexes. The front duplex is fully renovated with 2 bedrooms and 2 baths. It is currently being rented for \$5,200 per month.

The rear duplex is also fully renovated with 2 bedrooms and 2 baths. It is currently being rented for \$5,000 per month.

Sixth Floor:

The sixth floor is split into the upper levels for the two duplexes. Both of these duplexes have use of the roof garden, which they share.



Celebrity Row Townhouse
Create Your Own Single-Family or Enjoy Triplex
Plus High Rental Income!
9 West 70th Street

Only 21 Steps from Central Park with Unusual Side Windows and Six Full Floors.
Between Columbus Avenue and Central Park West
20' x 100' Built 60' Deep, With a 3-Story Extension

ESTIMATED EXPENSES

Real Estate Taxes (2009-10)	\$ 49,747
Water & Sewer	\$ 2,500
Insurance	\$ 15,500
Total Expenses:	\$ 67,747

ADDITIONAL INFORMATION

Year Built	1900
Historic District	Yes
Zoning	R8B
FAR	3.63
Maximum Allowable FAR	4
Tax Class	2A

Price: \$ 12,000,000

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