



# ELEGANT 20' TOWNHOUSE ON "CELEBRITY ROW"

37 WEST 70<sup>TH</sup> STREET

Between Central Park West and Columbus Avenue

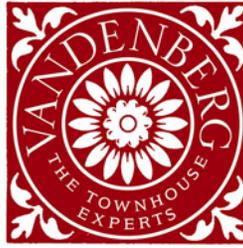
*20' x 100', Built 60' deep*



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### DESCRIPTION

With a wealth of original details, renovated flourishes, and spacious rooms to bask in the sunlight, this Renaissance Revival 20-footer is one of the best townhouses on the Upper West Side. Original wood-burning fireplaces, two peaceful outdoor terraces, Juliet balconies, an elevator, a top-of-the-line sauna, and an enchanting stained glass skylight are just the beginning. The signature ceiling-height French casement windows and doors on every floor give a sense of grandeur and elegance. The magnificent coffered ceilings and original woodwork on the parlour floor will dazzle you and your guests. Illustrious former owners include fashion designer Perry Ellis and Rolling Stone co-founders Jane and Jann Wenner.

The townhouse has been lovingly refreshed with newly painted walls, refinished floors, and an upgraded kitchen with polished marble and Viking appliances. The bathrooms are appointed with unique Art Deco fixtures from London's Savoy Hotel. This grand home is in mint condition and ready for you to hang your art. And, with Central Park just a breath away, this location is truly beyond compare.

### LAYOUT

#### **Garden Floor:**

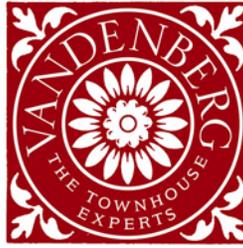
The entrance beneath the stoop leads you through a vestibule to a sizable bedroom, featuring a wood-burning fireplace with unusual painted tiles. An en suite full bath and closet complete the room.

An expansive and charming French country kitchen includes a six burner Viking range, a stainless steel Sub-Zero refrigerator, a center island, abundant storage space, and a brick wood-burning fireplace. The Mexican quarry tile floors have been refinished and bring lovely warmth to the room. There is also a taupe marble powder room.

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In the charming breakfast nook in the rear, three sets of French casement doors lead to a brick-paved two-level garden with fantastic light. This garden is surrounded by other townhouse gardens, and the ivy along the six-foot garden walls adds a bucolic charm.

### **Parlour Floor:**

As you enter from the top of the stoop, take note of the coffered ceiling as you pass through the vestibule and foyer. An open, high-ceilinged living room awaits you, with tall shuttered windows and a loft-like feel. Unique mirrored doors at the back of the room lead to a wet bar and formal dining room with a sand-colored wood-burning fireplace. Brilliant sunlight floods every room, and in a warm nook in the rear extension of the building, floor-to-ceiling French casement windows afford a splendid garden view. This is also where you'll find the unique one-person elevator, with service to the garden and master bedroom floors. The inlaid hardwood floors on this level, as well as on the third and fourth floors, are original and restored.

### **Third Floor:**

Take note of the original wainscoting and restored banisters and spindles in the grand staircase, leading from the parlour to the third floor. The original woodwork continues in the doorways and windows. In the commodious front room, you'll find an entire wall of glass shelving and a wood-burning fireplace with white Ionic columns. The sunlight through the three casement bay windows is magnificent.

In the rear, the enormous master suite is graced by another fireplace with beige tile and French casement doors leading to a Juliet balcony overlooking the garden. The dressing area includes a wet bar with an Edwardian marble sink and ample closet space. A large master bathroom in the rear extension features an Art Deco circular window, two showers, and its own Juliet balcony.

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### **Fourth Floor:**

Three more bedrooms can be found on this floor. In the sizable rear bedroom, French casement doors lead to a tranquil private brick terrace with a marvelous view. This room also enjoys a fireplace with pale golden tile, and a substantial full bathroom with more fixtures from the Savoy Hotel. A second, comparably-sized bedroom rests in front of it, adorned by a fireplace with pale green tile. Both rooms include dressing areas with wet bars and plentiful closet space. At the front of the floor is a third bedroom, perfect for overnight guests.

### **Fifth Floor:**

As you ascend the staircase, note the stained glass skylight, letting in warm colors on this top floor. A large cedar closet can be found in the hallway. The rear bedroom on this floor is sun-drenched, and adjoined by a state-of-the-art sauna. The adjacent bathroom is generous, with more Art Deco light fixtures and its own skylight. In the similarly sunny front room, enjoy the wood-burning fireplace with Ionic columns and a red-brown marble surround.

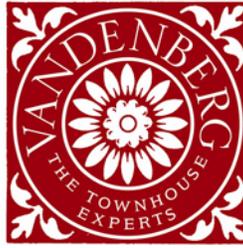
### **Cellar:**

The ceiling heights in this cellar are enviable. A walk-in cedar closet provides convenient storage for out-of-season clothes. A sizable climate-controlled wine room will be a boon for the dedicated wine aficionado. The floor is rounded out by a laundry room, plentiful storage space, and well-maintained mechanicals.

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### ADDITIONAL INFORMATION

Year Built	1891
Historic District	Yes
Zoning	R8B
FAR	3.26
Maximum Allowable FAR	4
Tax Class	I
Estimated Square Footage	6,540 est.

**Price:** \$18,950,000

**Rent:** \$45,000/ month

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

Lauren Cotten, *Buyer Specialist* – (212) 769-2900, ext. 214

*Brokers Call: Our Sales Team* – (212) 769-2900

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