



Riverside Park 20-foot Townhouse with Hudson River Views
338 West 72nd Street

Between West End Avenue and The Joe DiMaggio Highway
20' x 102.17', Built 72' Deep





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DESCRIPTION

With Riverside Park at its doorstep, this five-story, 20-foot townhouse has been lovingly owned and impeccably maintained for four decades. Initially renovated in 1978, the townhouse is configured as a delightful, well-appointed owner's triplex and four units on the upper floors, including two floor-through one-bedrooms and two sunny studios respectively. Boasting historic details such as Victorian fretwork, moldings, and original fireplaces in all units, 338 West 72nd Street is a wonderful example of classic townhouse architecture blended with modern amenities. Moreover, the townhouse is located at the crossroads of the Upper West Side just steps from the 1/2/3 subway, prime shopping, restaurants, Boat Basin, and Lincoln Center.

LAYOUT

Owner's Triplex-Parlour Floor:

Double doors open from the stoop into a charming vestibule that leads either to the owner's triplex, or up the stairwell to four additional apartments. Enter the owner's triplex to discover an expansive, open living space. The parlour front hosts a formal living room with two large windows and a wood burning fireplace with original mantelpiece and marble hearth. Another notable highlight is the preserved Victorian fretwork that frames the entrance to the room.

The center of the floor features a sunny, eat-in kitchen with a huge butcher block island and gas cooktop. Additionally, home chefs will enjoy double ovens, a dishwasher, and large stainless steel refrigerator. Beyond the kitchen lies a den or family room that boasts French doors and access to a terrace that leads down to the garden. A powder room is also located on this floor.

Owner's Triplex-Garden Floor:

A private staircase leads down to the garden level of the triplex where three bedrooms and an office or artist studio are found. Two spacious bedrooms and a full bathroom occupy the front of the floor. One of these bedrooms has a private exterior entrance through a door under the stoop. The rear of the floor hosts the master suite including an extra-large bedroom, ample closet space, and garden access. The master bathroom features a double vanity, steam shower, and large jacuzzi tub.

Owner's Triplex-Cellar:

This tidy townhouse cellar is only accessible through the owner's unit. It accommodates a laundry room, mechanical room, and separate storage areas.

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Third and Fourth Floor:

Each of these upper levels feature floor-through, one-bedroom, one-and-a-half bath apartments. Both apartments have amazing ceiling height and an abundance of natural light. They also have restored original woodwork, as well as working fireplaces in the living room and bedroom. The kitchens have been refreshed and contain full-size appliances including dishwashers and stackable washer/dryer units. While the rear of the third floor apartment holds a bonus study or den with a charming balcony overlooking the garden, the fourth floor utilizes the same space for a lovely roof deck.

Fifth Floor:

The fifth floor holds two back to back studio apartments. Both units have sunny exposures and great views of either the Hudson River or Upper West Side skyline.



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ESTIMATED EXPENSES

Real Estate Taxes	\$68,185
Gas	\$6,777
Electricity	\$580
Insurance	\$16,029
Water & Sewer	\$2,536

ADDITIONAL INFORMATION

Year Built	1915
Historic District	Yes
Approximate Square Footage	6,435
FAR	3.15
Maximum Allowable FAR	10
Zoning	RI0A
Tax Class	I

RENT ROLL

Apartment Number	Status	Rent	Lease Expiration
Owner's Triplex	FM	\$12,000 (Estimated)	---
2	FM	\$4,505	02/01/2019
3	FM	\$4,350	04/31/2018
4F	FM	\$2,500	06/15/2018
4R	Rent Controlled	Vacant	---

\$23,355 Estimated Monthly Rental Income **\$280,260 Estimated Yearly Rental Income**

Price: \$5,900,000

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

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

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