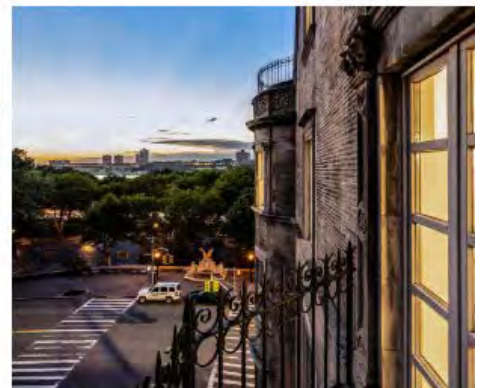
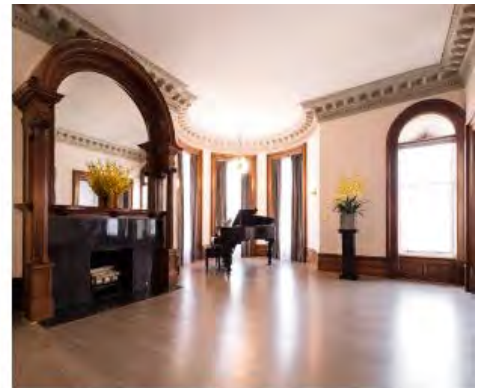
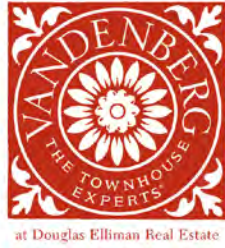


Stunning Upper West Side Mansion with Unobstructed River Views and 10,000 Square Feet of Sun-Soaked Living Space

40 Riverside Drive
Between 76th Street and 77th Street
32' x 53', Built 53' deep



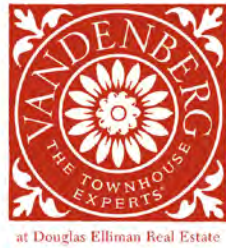
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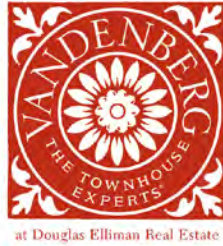


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DESCRIPTION

Situated directly across from Riverside Park, this turn-of-the-century mansion is a showstopper. Designed by renowned architect Clarence True, the six-story townhouse boasts thirty-two feet of width and a corner rotunda with four stories of windows that provide phenomenal exposures of park foliage and the Hudson River to the GW Bridge and beyond.

The high ceilings, immense rooms, elaborate mantelpieces, original moldings, marble floors, top-of-the-line kitchens, and natural light flooding into each and every space are incomparable. The townhouse even boasts the third-largest ballroom in a private New York City home. Notable structural features include: elevator access on five floors, six working fireplaces, layout potential for nine bedrooms and nine baths, a Juliet balcony, two terraces, and a bi-level roof deck.

The townhouse is a tremendous opportunity for music lovers, art collectors and entertainers. The current unique configuration allows for gracious public gathering spaces and expansive private retreats. With Riverside Park and the Boat Basin serving as a glorious front yard, 40 Riverside Drive is a true Westside haven.

LAYOUT

Ground Floor:

The ground floor features two entrances. On the Riverside Drive side, a gorgeous iron and glass door leads guests into a marble-walled vestibule and formal foyer, while a discrete family entrance on the 76th Street side of the townhouse provides easy access to the rear quarters. Just off the foyer, a formal living room features elaborate moldings, an original fireplace, and a wet bar. The rear of the floor is occupied by a spacious, one-bedroom apartment with a separate entrance, complete with renovated kitchen and bath, multiple windows, and access to a private rear garden. The suite is perfect for live-in help, guests, or in-laws.

Parlour Floor:

The parlour floor hosts an opulent townhouse treasure - a private ballroom. The elevator carries guests directly from the foyer to the magnificent entertaining space that features twelve-and-a-half foot ceilings, five windows, original fireplace with an oversized rounded mirror and black marble hearth, and exquisitely detailed, restored woodwork throughout. The grand scale and open layout of the space is ideal for concerts and banquets.

Pocket doors separate the ballroom from a gracious sitting room and full bathroom. A catering kitchen is found toward the rear of the second floor. It is well-appointed with ample counter space, SubZero refrigerator, dishwasher, and a stackable washer dryer unit. Beyond the entertaining areas lies a suite that could be used as an office, library, or bedroom. Boasting elegant original columns, moldings, and chair rails, the room also has a fabulous bay window with southern exposures. The luxurious marble bathroom has a jacuzzi tub, separate shower stall, and bidet.

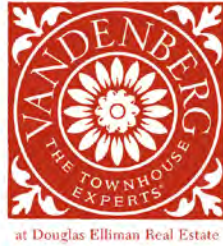
Third Floor:

When the elevator reaches the third floor, it opens to an enormous master suite. Following the footprint of the ballroom below, the bedroom incorporates the beautiful rotunda, has five large windows that take in light from the west and south, and also has a

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handsome, hand carved fireplace mantel as a focal point. A grand, light-filled dressing room is separated by pocket doors. It features custom closets and connects to a commodious bathroom.

A full kitchen with granite countertops, microwave, wine refrigerator, dishwasher, and SubZero is centrally located on this floor. Beyond the kitchen lies a peaceful nursery with a bay window and multiple closets. A laundry closet with stacked washer and dryer unit and a separate full bathroom complete the third floor.

Fourth Floor:

The fourth floor is simply breathtaking. One step out of the elevator and you're overtaken by sunlight and sweeping River views. A triple-height, atrium-style ceiling enhances the grandeur of the living room and rotunda as well as a huge white marble fireplace with modern embellishments. The layout also includes a formal dining room with a small fireplace and three French doors that open to a balcony. Just off the dining room lies a wonderful chef's kitchen with plentiful counter space, gas range, two dishwashers, two refrigerators, wine cooler, and access to a rear terrace for outdoor grilling. A soundproofed library and powder room complete the floor.

Fifth Floor:

Ascend the curved glass and stainless steel staircase to the fifth floor, where another master bedroom suite and a charming den overlooking the River can be found. Highlights of the bedroom suite include an ornate marble mantelpiece with a peacock mural, soaring ceiling, large windows, and an all marble bathroom with soaking tub. The front of the floor hosts the den, which overlooks the living room atrium below, and leads to a one-of-a-kind tower terrace.

Sixth Floor:

A stairwell is tucked behind the gallery shelves and leads to the sixth floor bedroom suite. This private retreat embraces its elevation and loft-like structure as a window peeks down to the living room below and skylights bring in a sense of the outdoors. Closets and storage have been custom designed for the bedroom to maximize space, and an ensuite bath sits at the rear of the floor. An exterior door provides access to the upper and lower roof decks.

Cellar:

The finished townhouse cellar is currently accessed by using the elevator or the rear interior stairwell. It accommodates a recreation room, full bathroom, laundry room, and separate areas for mechanicals and storage.

Outdoor Spaces:

40 Riverside Drive has an abundance of outdoor spaces including: a modest rear garden or pet area off the ground floor; Juliet balcony ideal for urban gardening; a rear terrace perfect for grilling; a large circular terrace with wrought-iron banister that sits atop the rotunda; and a bi-level roof deck.

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ESTIMATED EXPENSES

Real Estate Taxes (2018) \$169,339

ADDITIONAL INFORMATION

Year Built	1897 est.
Historic District	West End - Collegiate
Zoning	R10A
FAR as Built	5.12
Maximum Allowable FAR	10
Tax Class	I
Approximate Square Footage	10,720 including cellar

\$15,995,000

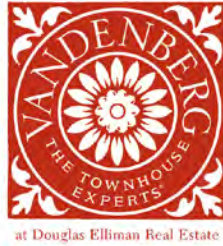
Buyers Call: Cathy Connolly, *Lead Buyer Specialist* – (212) 769-2900, ext. 219

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

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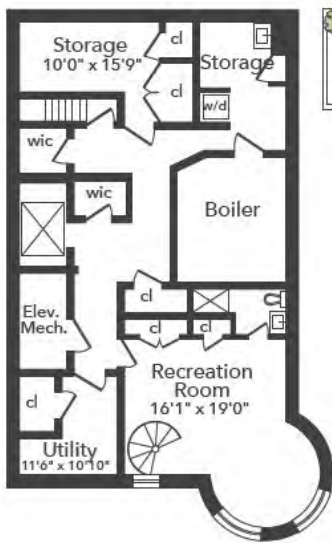
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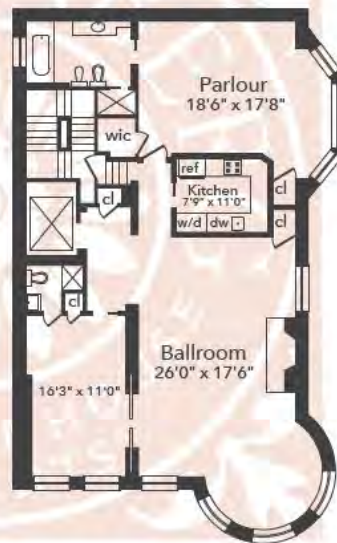
Current Configuration
 approx. 10,720 total sq. ft.
 approx. 8,950 above grade sq. ft.



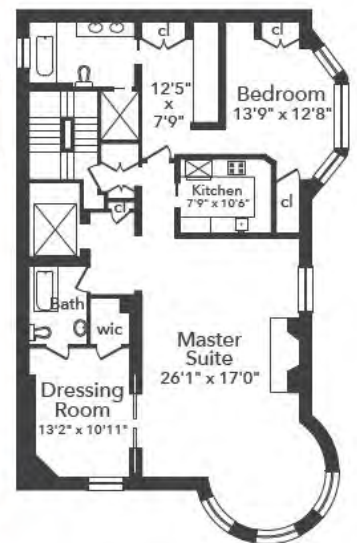
Basement
 Ceiling Height 7'6"
 approx. 1,770 sq. ft.



First Floor
 Ceiling Height 8'6"
 approx. 1,770 sq. ft.



Second Floor
 Ceiling Height 11'6"
 approx. 1,820 sq. ft.



Third Floor
 Ceiling Height 10'6"
 approx. 1,820 sq. ft.



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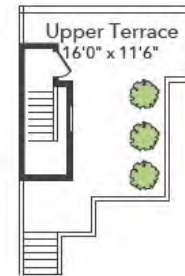
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40 Riverside Drive

Current Configuration
 approx. 10,720 total sq. ft.
 approx. 8,950 above grade sq. ft.



Fourth Floor
 Ceiling Height 8'0" / 27'0"
 approx. 1,770 sq. ft.

Fifth Floor
 Ceiling Height 8'3" / 16'9"
 approx. 1,370 sq. ft.

Sixth Floor
 Ceiling Height 7'9"
 approx. 400 sq. ft.

Roof