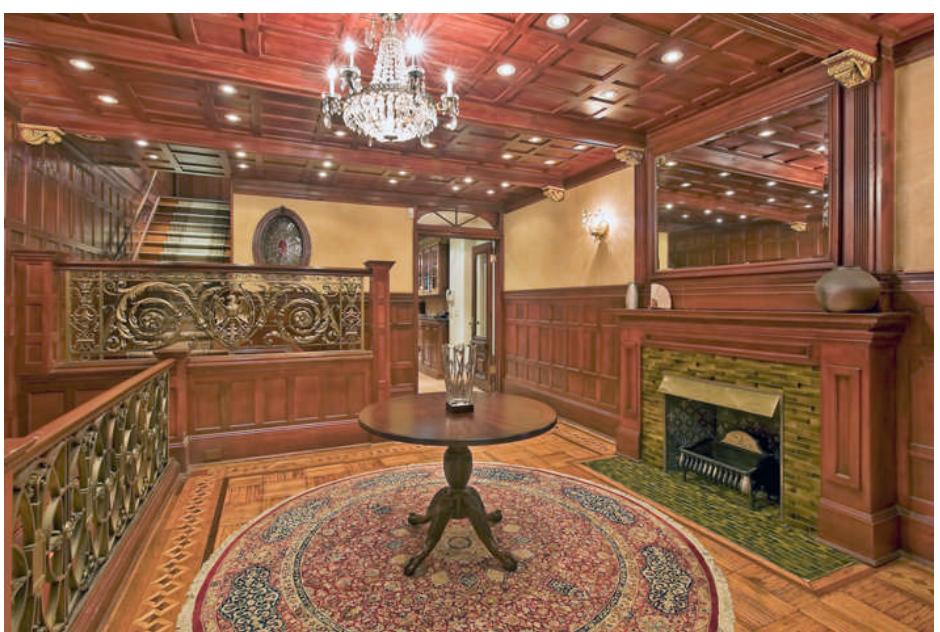


ADDITIONAL PHOTOS



A WOLF JAKUBOWSKI EXCLUSIVE

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All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale, or withdrawal without notice. No representation or guarantee is made as to accuracy of any description. All measurements and square footage are approximate and should be remeasured by customer. All rights to content, photographs, and graphics reserved to broker.

Stunning Single Family House

313 WEST 71ST STREET



LOT SIZE: 17' x 102'

BUILT: 17' x 79' on ground floor; 17' x 63' above plus two-story 9' x 16 extension

LOCATION: West End Ave & Riverside Dr.

BLOCK: 1183 LOT: 25

ZONING: R8B LANDMARK: YES

REAL ESTATE TAXES: \$11,100 (2011/2012)

Size: 6,800 sq. ft. (approx.)

ASKING PRICE: \$6,950,000

DESCRIPTION: Located on the quiet cul-de-sac landmark block off Riverside Drive, this 5-story Renaissance Revival brick and limestone single family townhouse has been renovated to perfection. Ornately carved Victorian walnut doors, grand walnut wood paneling and wainscoting, original walnut railing and spindles, and intricate wood marquetry floors

can be found throughout the house. There are 5-6 bedrooms, 4 full baths, 2 powder rooms. A fabulous eat-in chef's kitchen opens onto a double-wide private garden featuring a marble fountain and Jacuzzi spa. The fully finished double-wide cellar with 9'+ ceilings hosts a dream play area for children and adults (media room, gym, game room). This historically rich home is equipped with a modern security system, video intercom, Lutron lighting, and multi-zoned heating and air conditioning.

Important notes: 1) This single family house is rented through 4/30/2013. The current rent through 12/14/11 is \$27,000 (\$324,000 annually). The rent from 12/15/11 through 8/31/12 is \$27,500 (\$330,000 annually). The rent from 9/1/12 through the end of the lease—04/30/13—is \$28,000 (\$336,000). The tenant pays electric, water, and cooking gas expenses. Owner provides heat and pays real estate taxes, which are only \$11,100 annually. Consequently, a unique opportunity is available here for both an investment and the acquisition of a beautiful home for future personal use. 2) Additionally, the cellar of 313 West 71st Street has been fully integrated with three-quarters of the cellar of 311 West 71st Street for which the tenant pays \$2,000 per month through 12/14/11. This rent increases to \$2,050 per month beginning 12/15/11 through 4/30/13. The garden of 313 West 71st Street is 33' wide and includes the full garden of 311 West 71st Street. The sale of 313 West 71st Street may include a long-term lease for the use of the cellar and garden of 311 West 71st Street at a rent to be negotiated.

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LAYOUT

Garden Level—Enter the house through a traditional English stoop into a grand walnut-paneled foyer with impressive fireplace mantle. The original walnut staircase and spindles are intact, along with a burnished art deco brass fret work on the foyer stairway. Beyond is a fabulous chef's kitchen with one electric and one gas 6-burner Viking stove, two Bosch dishwashers, and two Sub-zero refrigerators. Also on this level are informal dining and a bright family room with wood-burning fireplace. The 17' x 34' garden is a rare size for the Upper West Side. Two fabulous lion heads with entablatures overlook marble and limestone benches, a fountain, and a Jacuzzi.

Parlor Floor—A beautiful flow of space from the Garden level to the formal living and dining rooms. Original walnut wainscoting, two ornate fireplaces, powder room, wet bar, and study are here as well.

Third Floor—This is the full-floor master suite, complete with luxurious bath including Jacuzzi tub and separate stall shower, 16' long dressing room, and a front study, which could serve as an additional guest bedroom.

Fourth Floor—Two bedrooms on this level with one large bath, accessible from the hallway and front bedroom. The rear bedroom has a terrace. There is a large room with skylight that could be used as a maid's room or child's study.

Fifth Floor—Currently configured as a bedroom with en suite bath and a home gym. Gym could easily be an additional bedroom.

Cellar—Fully excavated cellar with 9'+ ceilings, cherry floors. A large game room, media room, laundry, and full bath are on this level.

FLOORPLAN

