

FOR SALE
20' Wide Clarence True Townhouse
313 West 75th Street
Manhattan, New York

**MASSEY
KNAKAL**
Realty Services

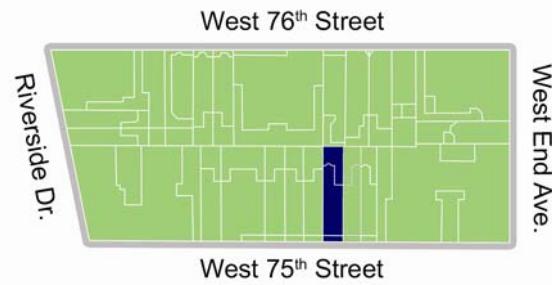
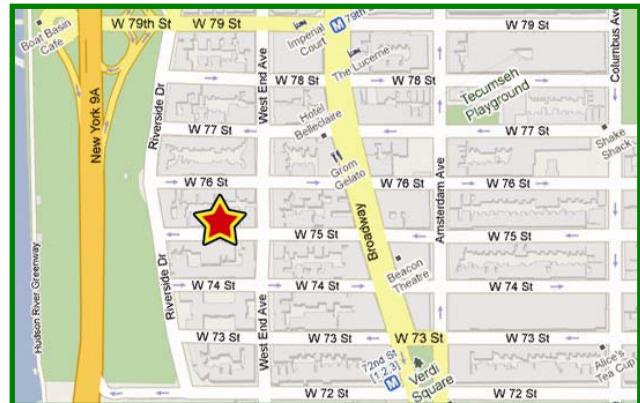


Block / Lot:	1185 / 13
Location:	North Side of West 75 th Street between West End & Riverside Drive.
Stories:	5
Lot Dimensions:	20' x 102.17'
Building Dimensions:	20' x 90' irr. (1-3) 20' x 55' irr. (4-5)
Gross Sq. Ft.:	6,620 SF (Approx.)
Lot Area:	2,043 SF (Approx.)
Zoning:	R8B
Assessment (10/11):	\$377,968
R.E. Taxes (10/11):	\$50,046
Landmark Status:	Yes (West End Collegiate)

ASKING PRICE:
\$3,950,000

Property Description

The property features a marvelously renovated owner's duplex on the 2nd and 3rd floors, with 7 additional units and a spacious professional space for added income. It is possible to incorporate the entire ground and fourth floors into the owner's space to create a spectacular quadruplex. There is a wealth of original detail in the owner's apartment including elaborate, rich wood moldings and ceiling treatments, casement windows, original mahogany herringbone wood floors, and a magnificent ornate original fireplace of rare Italian "purple marble" originally imported by the Vanderbilt family in the 1880's for their various Fifth Avenue mansions. Updated with all modern conveniences and elaborate finishes, this spectacular living space and historic townhouse is a must-see.



For further information, please contact Exclusive Agents:

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275 Madison Avenue • Third Floor • New York, NY 10016 • 212.696.2500 • Fax 212.696.0333
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PROPERTY LAYOUT

Basement:

An unusually wide stairway leads to the full basement with ample ceiling height which contains an enclosed owner's air conditioned office with phone/fax/broadband connections and an intercom link to the duplex. Most of the basement is taken up with a large, well lit, neatly racked storage area as well as the mechanical space for the house.

First Floor:

Front: Currently configured as a soundproof psychotherapy office complete with central air conditioning, waiting room, consultation room and two bathrooms.

Rear: Free market studio apartment with access to the rear garden area. There is also a small guest room with a full bath separate from the owner's apartment with access off of the public hallway. This floor could easily be combined with the owner's duplex.

Second Floor:

Lower level of a completely renovated two bedroom owner's duplex with window exposures front and rear. The magnificent, architecturally significant living room boasts 13 foot ceilings and contains elaborate original ceiling treatments, moldings and paneling along with a fabulous original fireplace of intricately carved Italian "purple marble". The original three-part divided casement windows have been maintained with their original brass hardware, and the original mahogany herringbone wood floors are well preserved. There are marble floors throughout the entrance hall as well as in the kitchen. A spiral staircase leads to the upper level of the duplex. The apartment is equipped with wiring for audio throughout, intercom to consultation rooms and basement office, multiple telephone lines, 400 amp electric service, and central air conditioning. The level also contains a free market studio in the huge rear extension featuring original ornamental details, a plaster coffered barrel-vault entrance, 13 foot ceilings, original marble wainscot, and a three-sided bay window overlooking the garden with built-in window seat.

Third Floor:

The second story of the owner's duplex, this level contains a wonderfully preserved, spectacularly ornate library/bedroom and master bedroom, and two full marble bathrooms with a steam shower and bidet in the master. The front library/bedroom contains original dark wood rectilinear paneling on all walls with built in wood cabinets, original casement windows and brass hardware, a large fireplace with a painted faux marble finish, and large decorative wooden cartouche keystone elements above the door openings. There is a large rent-stabilized studio apartment complete with a fireplace and separate kitchen in the extension.

Fourth Floor:

Front: Large free-market studio apartment with full bath and separate kitchen and two large built-in closets.

Rear: Beautiful, small free-market studio apartment with a huge terrace. The studio is complete with a separate kitchen and full bath. The entire 4th floor could be combined with the owner's duplex.

Fifth Floor:

Front: Free market studio apartment with plenty of closet space. The studio contains beautiful skylights in the full bathroom and kitchen.

Rear: Small rent-stabilized studio apartment with full bath and kitchen.

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FLOOR PLAN LAYOUT



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UNIT	TENANCY	TYPE	LEASE EXP.	RENT	COMMENTS
1A	COMM	Office	8/31/10	\$2,250.00	
1B	FM	Studio	5/30/10	\$1,325.00	
2A/3A	FM	Duplex	-	N/A	Owner's Duplex
2B	FM	Large Studio	8/31/10	\$1,735.00	Separate Kitchen
3B	RS	Large Studio	10/31/11	\$1,687.74	Separate Kitchen
4A	FM	Large Studio	5/31/10	\$1,675.00	Separate Kitchen
4B	FM	Studio	5/31/10	\$1,375.00	Large Terrace
5A	FM	Studio	3/31/10	\$1,475.00	
5B	RS	Studio	3/31/10	\$718.32	
TOTAL				\$12,241.06	

Residential Monthly Income	\$12,241.06
Residential Annual Income (not including duplex):	\$146,892.72

ESTIMATED EXPENSES:

Real Estate Taxes (10/11):	\$50,046
Water and Sewer (@ \$0.50 PSF)	\$3,310
Insurance (@ \$1.00 PSF):	\$6,620
Fuel (\$1.75 PSF):	\$11,585
Electric (@ \$0.25 PSF):	\$1,655
Repairs & Maintenance:	\$4,200
Total:	\$77,416

ASKING PRICE: \$3,950,000

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