

## 157 East 70<sup>th</sup> Street

Single Family Townhouse | Block & Lot 1405-24 | Upper East Side

### \$28,000,000

\$100,821 Annual RE Taxes

1 Unit  
5 Floors

Lot Dimensions 36 x 100  
Building Dimensions 35 X 55  
Building Sq. Footage  
Zoning

#### Property Features

Garden Elevator Terrace

This extraordinarily wide house was completely redesigned to provide the ultimate in privacy, discretion and tranquility in the midst of Manhattan's most sought after neighborhood, the Upper East Side. This residence was designed with superior finishes and exquisite detail to house a large family in comfort, showcase an art collection in style, and entertain in grand fashion. Comprising approximately 10,000 square feet and boasting an oversized garden and terraces this house presents a rare opportunity to the discerning buyer.

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#### **Garden Floor:**

Enter through the gracious foyer to a 30' gallery which leads to a sophisticated reception room with floor-to-ceiling windows overlooking the garden and a staircase providing access to the Parlor Floor. This floor also houses a separate guest suite complete with kitchen, staff quarters, a security office, a powder room and elevator access.

#### **Parlor Floor:**

The Parlor Floor is reached via an impressive glass staircase and the 36' width allows the rare luxury of having all entertaining spaces being located on one floor. There is a living room with wood-burning fireplace, dining room, large eat-in-kitchen and family room as well as a separate service kitchen.

#### **Third Floor:**

The Third Floor currently has 2 bedrooms with ensuite baths and a sitting area which could easily be converted to a 3<sup>rd</sup> bedroom. There is also a powder room, large dressing room and an almost 300sqft walled terrace complete with hop scotch board.

#### **Fourth Floor:**

The entire Fourth Floor houses the master suite which is designed with with spa like luxury and serenity. There is a large bedroom overlooking the garden with a wood burning fireplace and private kitchen. There is a sitting room with access to a balcony and a bathroom spanning the entire width of the house with two enormous dressing areas and a 36 foot long resting room bathed in southern light. The master suite also has a book lined double height atrium staircase to the top floor.

#### **Fifth Floor:**

The fifth floor has three bedrooms, one with a wood burning fireplace, a sunroom running the front length of the building and terrace overlooking the garden. it is currently used as two private offices and a fully equipped gym and bath with soaking tub and sauna.