

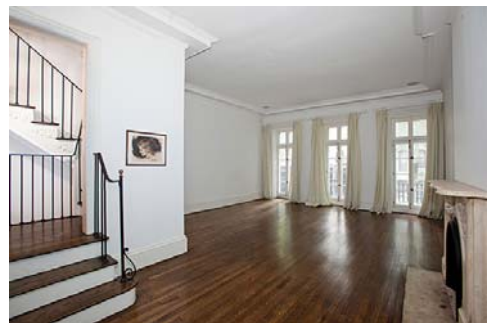


## Renovated Single-Family Townhouse for Rent Turtle Bay Shared Gardens!

244 East 49<sup>th</sup> Street

Between Third Avenue and Second Avenue

*19' x 100' Lot, Built 48' deep*



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### DESCRIPTION

Home to iconic actress Katharine Hepburn throughout her long career (1931-1990s), this renovated single-family brownstone epitomizes New York elegance. Now you can join Katharine Hepburn, Bob Dylan, Stephen Sondheim, and E.B. White on the long list of New York artists and icons who have resided in the celebrity enclave surrounding Turtle Bay Gardens, a picturesque private park.

The interiors of this townhouse have been updated to meet contemporary standards of luxury while preserving their historic character. The kitchen and bathrooms have been renovated with custom stone tiling, top-of-the-line appliances, and stylish fixtures. Meanwhile, historic details remain, including graceful floor-to-ceiling windows, wood-burning fireplaces, and ornate mantelpieces. Katharine Hepburn's original built-in mirrored vanity is a classic Hollywood touch.

Fall in love with this home's Italianate garden, complete with a Renaissance-style fountain. Then step out into Turtle Bay Gardens, a lush oasis that few New Yorkers are ever privileged to explore.

### LAYOUT

#### Garden Level:

The main entrance leads you into the stone-tiled foyer. On your left is a newly-renovated eat-in kitchen. With a stainless steel Sub-Zero refrigerator as well as a six-burner Viking range and double oven, this is truly a chef's kitchen. The dining area includes a built-in breakfast table with benches. Passing through the butler's pantry with china cabinets and wine refrigerator, you reach the rear dining room. A wood-burning fireplace, wall sconces, and hardwood floors make this room warm and inviting. A wide set of windows give light while a glass door opens to the garden.

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This garden is one of the most peaceful in New York. Dine on the multi-level flagstone patio among flowering shrubs and berry-laden bushes. Nearby, water burbles from the mouth of a carved stone fish embraced by a cheerful putto. After dinner, stroll in Turtle Bay Gardens, a private pocket park accessible only to residents of the surrounding townhouses. Rest momentarily on one of the garden's hidden benches before discovering one of several babbling Italianate fountains amid the abundant greenery.

### **Parlour Level:**

Up the stairs you reach the parlour level, with extremely high ceilings and elegant details. The rear living room has floor-to-ceiling windows with period shutters, as well as a wood-burning fireplace and carved wood mantelpiece. Pass through the butler's pantry, or through the hallway and down three graceful steps to the front parlour. This romantic room has a wood-burning fireplace and marble mantel, hardwood floors, and three floor-to-ceiling French doors leading to a Juliet balcony.

### **Third Floor:**

This master suite is refined and spacious. The rear bedroom contains a wood-burning fireplace, hardwood floors and high ceilings. Three windows overlook verdant gardens; nearby, you can take advantage of Hepburn's mirrored vanity. The master bathroom is renovated to include a glass-walled shower as well as a claw-foot soaking tub and twin sinks. The front room could be a bedroom or library with an archway to a comfortable study.

### **Fourth Floor:**

The front bedroom includes three tall windows, hardwood floors, and a renovated en suite bath with a glass shower and dressing room. The rear bedroom also includes an adjoining full bath with tub as well as a decorative fireplace.

### **Cellar:**

This unfinished level houses the laundry room, as well as extensive storage space and building mechanicals.

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### ADDITIONAL INFORMATION

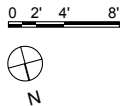
Year Built	1899 est.
Historic District	Yes
Current Bedrooms	4
Bathrooms	3.5
Approximate Square Footage:	3,648 est.

**Rent:** \$ 22,000/month

*Renters/Brokers Call Joseph Leinsdorf, Showing Agent – (212) 769-2900, ext. 221*

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

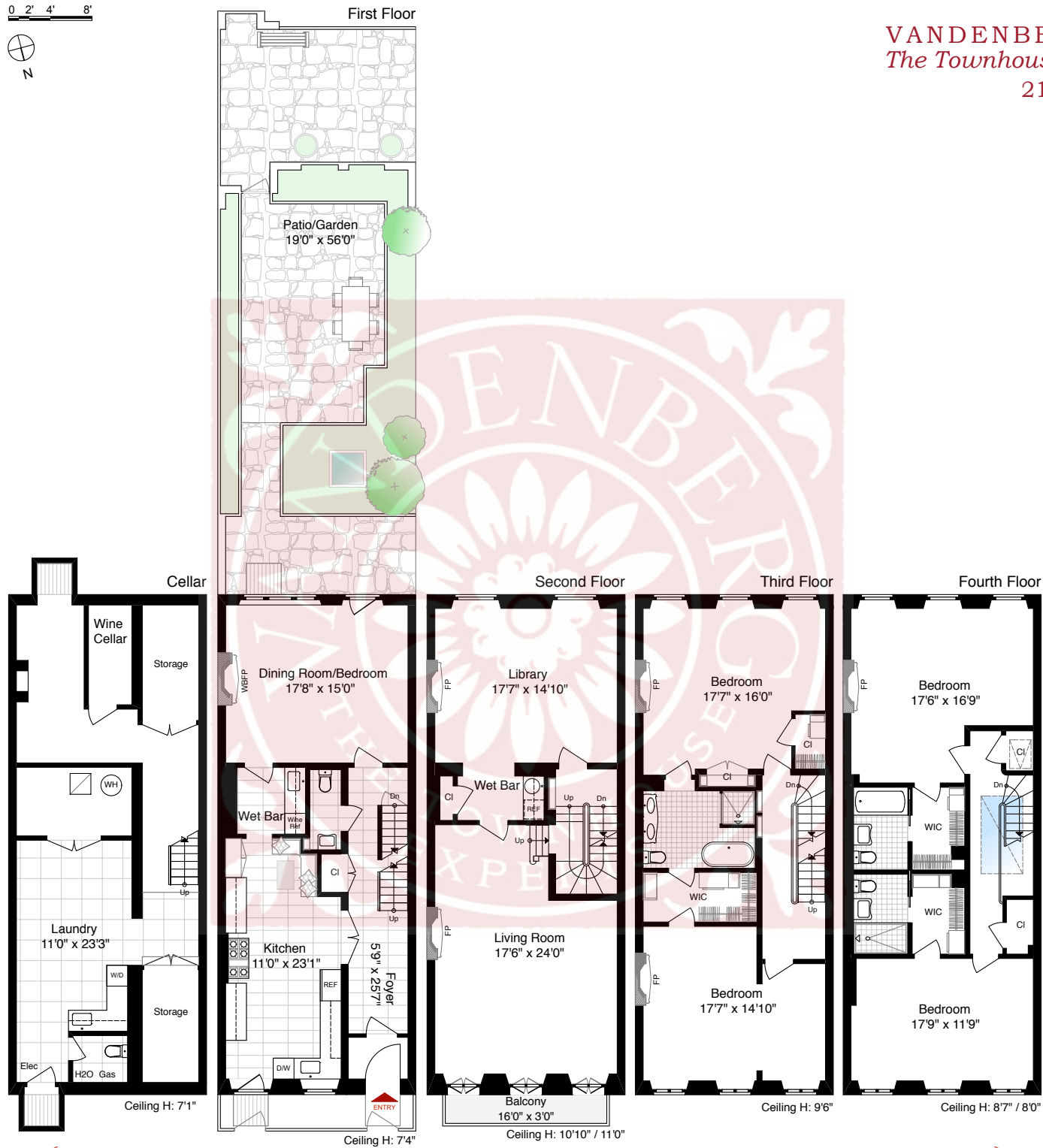




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