

## 37 W 70th St

Single Family Townhouse · Block & Lot 1123-15 · Upper West Side

Original detailing and custom restoration abounds throughout the 13 rooms (5 bedrooms, 4 1/2 baths). Garden floor: If you enter at the informal under the stoop entrance, you will pass through a mud room and on your left is a large bedroom with en suite baths; but the rear kitchen is the highlight of this floor. Spacious French country is achieved and enhanced with terra-cotta tile flooring, a 10' long center island/counter, a six burner Garland range with double ovens, all ringed with aged white Carrera marble countertops. Parlor Floor: The coffered ceiling entrance vestibule and foyer opens to a sitting room with original pocket doors. There are two wood burning fireplaces on this floor. Third Floor: This floor is used as a master bedroom suite. The bedroom overlooks the garden at the rear. The master has a dressing area with a marble sink, closets and cabinetry. In the front of the house is a large study with very impressive built-in lighted bookcases. There are two woodburning fireplaces on this floor with original mantels. Fourth Floor: There are 3 BR's on this floor. A large bedroom to rear of the floor has abundant light, and a lovely private terrace. There are two woodburning fireplaces on this floor with original mantels. Fifth Floor: On the top floor you'll find an 18' x 19' room which could function as anything. A wood-paneled bedroom occupies the front half of this floor. There are two woodburning fireplaces on this floor with original mantels.

**\$17,950,000** (Approx. \$2,783 /Sq.Ft.)

\$40,399 Annual RE Taxes

- 1 Unit
- 4 Floors
- 13 Rooms
- 4.5 Baths

Lot Dimensions: 20X100  
Bldg Sq. Footage: 6,450



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