

# 41 W 70th St

Single Family Townhouse · Block & Lot 1123-14 · Upper West Side



This gorgeous Renaissance Revival style townhouse sits on one of the nicest and most exclusive park blocks on the West Side. Originally built in 1891, the house has been completely reconceived and rebuilt and is situated midblock on a 20x100. and is built 72 feet deep with an elevator serving all 5 floors. This unique home is graced by some of the most beautiful outdoor space in Manhattan, most notably by the loggia off the parlor overlooking the lushly planted garden. This home was built and architecturally designed specifically as a private residence with a focus on maintaining light and flow on each floor. It has been meticulously constructed from locally sourced materials and built to exacting specifications from top to bottom, with absolutely no shortcuts taken and a focus on design and durability. Unlike anything else on the market, it truly must be seen to be appreciated. Co-exclusive.

**\$18,500,000** (Approx. \$2,673 /Sq.Ft.)

\$30,843 Annual RE Taxes

- 1 Unit
- 5 Floors
- 11 Rooms
- 7 Baths

Lot Dimensions: 20' X 100'  
Building Dimensions: 20' X 70'  
Bldg Sq. Footage: 6,920  
Zoning: R8-B



**Cellar:** Windowed in front and back of the house. Windowed maid's room with full bath. Laundry room. Wood shop. State of the art mechanicals. Radiant heat floors throughout.

**Garden Floor:** Bedroom with en suite bath. Dining Room, Chef's Kitchen. Sunroom. Access to garden from two separate entrances. Terra cotta floors throughout with radiant heat beneath them.

**Second Floor:** Soaring Ceilings. Music room, (possible formal dining room and roughing in place for wet bar). Elegant vestibule with custom lighting highlighting sculptural staircase and custom designed entry doors. Formal Living Room with wood-burning fireplace. Garden-facing loggia.

**Third Floor:** Master bedroom and second bedroom. Large, luxurious master bath with steam shower and large soaking tub. Master bedroom is in the rear, has a wood-burning fireplace and has a study in the extension.

**Fourth Floor:** Two Full Bedrooms with en suite baths. Rear bedroom has wood-burning fireplace and large terrace.

**Fifth Floor:** Ceilings soaring up to 13 feet. Two Full Bedrooms and with two en suite baths possible on this level or guest apartment with separate kitchen. Wood-burning fireplace in rear bedroom. 8x4 skylights in both rooms.

**Roof:** Straight set of stairs leads up to bulkhead. Steel Framing of building allows for easy construction of penthouse if desired.

**Robby Browne** *Licensed Associate RE Broker*  
p. (212) 893-1728 [Robby@corcoran.com](mailto:Robby@corcoran.com)

**Benjamin Gernandt** *Licensed Associate RE Broker*  
p. (212) 401-1580 [bag@corcoran.com](mailto:bag@corcoran.com)

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified