



Move-in-Ready Triplex plus High Income
Or Create Single-Family on CPW Block

31 West 95th Street

Between Central Park West and Columbus Avenue

17.5' x 100' Built 63' deep



VANDENBERG, INC • *The Townhouse Experts*[™] • LICENSED REAL ESTATE BROKER

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DESCRIPTION

This turn-key townhouse might just be the most appealing live-with-income opportunity on the market today. The fully-restored owner's triplex enjoys a loft-like parlour level with unobstructed sunlight, lush garden views, restored hardwood floors, top-of-the-line appliances, and an expansive outdoor entertaining area. Three free-market rental units pay the building expenses and then some. The location is ideal: only a few feet from Central Park, this home is within walking distance of the dining, shopping, and cultural attractions of the Upper West Side.

Move into the stunning garden triplex tomorrow, and enjoy almost \$100K/year in rental income. Alternatively, vacate all units within 90 days and begin work on your dream single-family home.

LAYOUT

Owner's Triplex

Basement (Lower Floor of Owner's Triplex):

Bright sunlight and leafy views make this feel like a garden level. The rear bedroom enjoys a full bath and walk-in cedar closet, plus private garden access. A home office is nearby. A laundry room with sink is at the center of this level. Plenty of storage is also found here.

Garden Level (Middle Floor of Owner's Triplex):

The master bedroom suite is located at the rear of this level. The sunny window seat overlooks the garden. Sound system speakers and controls are conveniently located in this bedroom. An enormous walk-in closet, whirlpool tub, and four-head shower complete this suite. Walk out into the garden, perfect for large-scale outdoor entertaining. A top-of-the-line gas barbecue is included. Built-in planters overflow with flowers, and iron steps lead up

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to the parlour rear. A one-bedroom in-law suite occupies the front of this level, with separate street access for privacy.

Parlour Level (Upper Floor of Owner's Triplex):

An unobstructed floor plan, high ceilings, and a sunny glass rear wall make this level as airy and spacious as a Tribeca loft. The front kitchen has a breakfast bar, custom cabinets, and gleaming parquet. Top-of-the-line appliances include a wood-paneled Sub-Zero refrigerator and a 6-burner professional range. A wet bar and wine refrigerator make dinner service easy in the center dining room. A built-in Bang & Olufsen sound system provides high-quality audio. A powder room is located nearby. The rear living room is drenched in sunlight from the glass rear wall. To your right are built-in bookshelves and a gas fireplace. From the extension, a glass door opens onto the rear terrace with garden access.

Rental Units

Third Floor:

To the rear is the lower level of a contemporary rental duplex with hardwood floors and plenty of sunlight. The sunny living room overlooks the garden; the extension houses a second bedroom/home office. Two bathrooms are also found in this unit. The front unit is a rental studio with a bay window, wood-burning fireplace, and exposed brick.

Fourth Floor:

To the rear you find the upper level of the rental duplex. The rear bedroom includes a built-in wood stove and exposed brick, plus a sunny terrace. The front unit is a studio apartment with exposed brick. Interior stairs lead up to a loft – perfect for a bedroom or home office. Best of all is the walk-out to the private, finished roof deck.

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CURRENT RENT ROLL

Unit	Lease Expires	Rent
2F	12/31/13	\$1,750
3F	8/31/15	\$2,800
2R	5/17/15	\$3,700
Total Annual Income:		\$99,000

ESTIMATED EXPENSES

Real Estate Taxes (2013-14)	\$55,379
Water/Sewer	\$1,800
Heat	\$3,600
Electricity	\$3,480
Total Estimated Annual Expenses	\$64,259



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ADDITIONAL INFORMATION

Year Built	1900 est.
Historic District	Yes
Zoning	R7-2
FAR	2.39
Maximum Allowable FAR	3.44
Tax Class	2A
Approximate Square Footage:	4,329 est.

Price: \$4,995,000

Buyers Call: Cathy Connolly, *Buyer Specialist* – (212) 769-2900, ext. 219

Buyers Call: Jennifer Cooke, *Buyer Specialist* – (212) 769-2900, ext. 213

Brokers Call: Joseph Leinsdorf, *Sales Representative* – (212) 769-2900, ext. 221

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

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