



## Good Fortune

New York, NY

# \$8,600,000

Ref: 19650881

Some townhouses seemed blessed by good fortune. They are on the perfect street. And on an exquisite block of that street. A street with an unmatched legacy of great architects from Fifth Avenue to Third Avenue. And owners so multi-talented they seem the creators of a modern-day Renaissance. 173 East 70th Street is such a townhouse. EAST 70th STREET East 70th Street is considered extraordinary as it is anchored on Fifth Avenue by the exquisite classicism of the former private residence of Henry Clay Frick, now the home of The Frick Collection. Built in 1914 for \$5 million - an extraordinary sum for the time - it was designed to accommodate Henry, his wife, Adelaide, and their daughter, Helen Clay Frick - and a staff of 27. Built on a 200' x 275' lot, it was designed by Carrere & Hasting...

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Rosebank, Derricks, St. James, BB24008, Barbados



# Gallery



# Property Description

**Location:** New York, NY

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private refuge for relaxation and summer dinners. The parlor floor living room has 11'8" ceilings, a wood-burning fireplace and an arched entryway with pocket doors. On the landing is a coat closet and powder room. The stair bends gracefully on the parlor floor lending even more space for the large and gracious entertaining rooms. The south-facing library includes the third wood-burning fireplace and a wall of built-in shelves. Floors three and four comprise four bedrooms and four full baths that can be configured to place the master on either floor with three additional well-proportioned bedrooms remaining. Each bedroom has ample closet space and two large windows. There is a ladder to the rooftop, which could be developed into a garden. The basement ceiling height is 6'7" and includes building mechanicals and laundry. Above-grade square footage is approximately 3567sf with an approximately 930 square foot basement and approximately 633 square foot rear garden. GOING FORWARD All in, this is an exceptional townhouse as all its owners have been. Some say there must be magic in these walls. A perfect place to call home.

**Paula Del Nunzio**

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# Additional Info

For Sale

Beds: 4

Baths: 5