

870 PARK AVENUE

BETWEEN 77TH AND 78TH STREETS

BLOCK: 1392 LOT: 37

SIZE: 25' x 102', built 25' x 102' (irregular). Approximately
11,875 square feet.

DESCRIPTION: Four-story contemporary dwelling recently renovated by
noted architect. This fine home contains a quadruplex apartment
and professional office. Centrally air-conditioned. Three-story
open atrium. Woodburning fireplaces. Security system and separate
sound system throughout. Elevator. Two entrances. Delivered
vacant.

LAYOUT:

BASEMENT: Large finished room with storage closet, wine cellar,
and full bathroom.

GROUND FLOOR (LEFT): Professional suite with several
consultation rooms and bathroom. Approximately 1,000 square
feet. Current rent (2008) \$9,223/month. Lease expires December 2011.

GROUND FLOOR (RIGHT): Gracious formal entrance foyer with spectacular
winding staircase.

SECOND FLOOR: Dramatic double-height living room, powder room,
wet bar, paneled dining room, spacious eat-in kitchen with
slate floors, laundry room, maid's room with full bathroom.

THIRD FLOOR: Paneled library overlooking Park Avenue, powder room,
three bedrooms, and two bathrooms.

FOURTH FLOOR: Master bedroom suite with abundant closets, sitting
room, study and master bathroom, two bedrooms, bathroom.

EXPENSES: Real Estate Taxes: \$90,092 (2008/09)

ASSESSMENT: Land: \$540,218 Building: \$31,469 Total: \$571,687

ZONING: R10-A.

PRICE: \$26,750,000