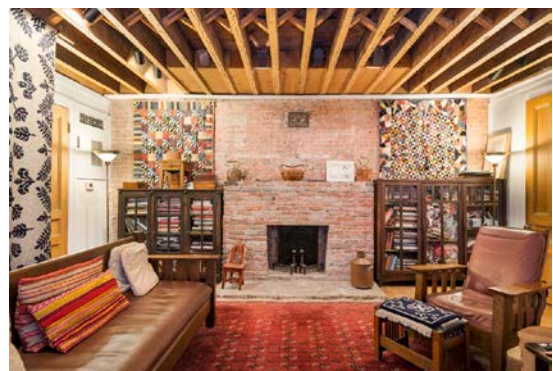




Riverside Park 20-Footer with Amazing Parlour Floor

329 West 88th Street
Between West End Avenue and Riverside Drive
20'x100.67', Built 74' deep





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DESCRIPTION

Delight in soaring ceilings, sun-drenched rooms, and charming original details in this twenty-foot, Riverside Park-block townhouse. The parlour and garden levels host a well-appointed owner's duplex. Featuring three fireplaces, rich wainscoting, gorgeous border-inlaid floors, country-style eat-in kitchen, and a rustic wood-beamed ceiling in the garden level den, the unit is warm and inviting.

The upper floors contain six, one-bedroom apartments. Each unit has enormous windows and maintains graceful architectural elements while making space for modern amenities. The building is located on a wonderful tree-lined block with undisturbed townhouse rows on both sides, and is just steps from the Soldiers and Sailors Monument, dog parks, playground, and great public transportation.

LAYOUT

Owner's Duplex Garden Level:

A seldom used entrance under the stoop leads to the garden level. Here you find a handsome front bedroom and half-bathroom just off the main hallway. A commodious master bathroom with a Jacuzzi tub and separate dressing area occupies the middle of the floor. At the rear lies a comfortable family room with French doors that allow in sunlight as well as access to the garden. Beyond the family room is a second bedroom that opens out to the garden. Architectural highlights of this floor include exposed brick walls, two fireplaces, original wood floors, and a beamed ceiling in the family room.

Owner's Duplex Parlour Level:

Ascend the wide, limestone stoop to the main hall where you will behold masterful Victorian fretwork as well as ornate wainscoting and an elegant central staircase. Enter the



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owner's duplex to discover a lovely open floorplan with twelve-foot ceilings, ideal for entertaining guests. The spacious front kitchen has enormous windows, butcher block countertops, and numerous cabinets. A large, central dining room flows seamlessly into a formal living room complete with a fireplace and garden view. This was the grand formal dining room when this townhouse was built – the most important room in the house. The rear pocket door leads to a quaint library with built in bookshelves and access to a small terrace. A full bathroom is also located on this floor.

Third, Fourth, and Fifth Floors:

All apartments on these floors are gracious one-bedrooms. Each bright, thoughtfully laid out unit has elements of the original, rich building design with beautiful oak doors and large closet space. They also contain comfortable modern kitchens and baths. Additionally, the fourth floor rear apartment has a private terrace.

Cellar:

With private access from the owner's unit as well as ample room for storage, mechanicals, and laundry, this tidy and dry cellar is a homeowners dream. Since the ceiling height is just over seven feet, the space can be finished without excavation.

Ceiling heights:

Basement - 7' 2"

Garden - 8' 4"

Parlor - 12'

3rd fl - 11'

4th fl - 10' 5"

5th fl - 9'

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RENT ROLL

Current Rent

\$2,550

\$2,575

\$1,214.80

\$2,295

\$2,445

\$12,000

\$2,645

\$25,724.80

Estimated Total Rent

\$308,697.60

Annual Estimated Income

Note: There is one rent stabilized lease. All leases expire by the end of 2017.

ESTIMATED EXPENSES

Real Estate Taxes (2016-17)	\$63,844
Insurance	\$8,621
Electric	\$1,664
Water and Sewer	\$2,625
Total	\$76,754



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ADDITIONAL INFORMATION

Year Built	1900 (est)
Historic District	Yes
Zoning	R8
FAR	3.29
Maximum Allowable FAR	6.02
Tax Class	2B
Approximate Square Footage:	7,450

Price: \$7,975,000

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

Lauren Cotten, *Buyer Specialist* – (212) 769-2900, ext. 214

Brokers Call: Our Sales Team – (212) – 769-2900

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