



## Luxury Townhouse Renovation Near Completion Bring Your Designer or Contractor

152 West 88<sup>th</sup> Street  
Between Columbus Avenue and Amsterdam Avenue  
*18' x 100.67, Built approx. 70' Deep*



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*\*Note: Some of These Images Have Been Rendered\**

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### DESCRIPTION

If you've been looking for the opportunity to customize an iconic New York City townhouse, this Upper West Side building is for you. The historic façade has been restored and is one of four in a gorgeous row on West 88th Street. Inside, the townhouse has been completely gutted and mostly completed during a multi-year very-expensive construction. All of the architectural design, permitting, framing, and installation of top-of-the-line systems is finished. It is now ready for your vision.

Highlights include: a fabulous double-height ceiling at the rear of the extended garden and parlour floors; a unique glass elevator that ascends through the center of the townhouse from the cellar to fifth floor; comfortable and money-saving radiant heat throughout; a new bonus floor with two roof decks; a wonderful South-facing garden surrounded by low-profile townhouses. Set on a beautiful tree-lined street near Central Park, the Museum of Natural History, and great shopping, this 18-foot, 5-story, single family is ideal for high-end, sophisticated townhouse living.

### APPROVED LAYOUT

#### **Garden Floor:**

The garden floor is designed as a wonderful gathering space. The layout includes an informal family room with fireplace at the front of the floor, a central kitchen that has a unique wood-burning pizza oven (the last of its kind to be approved in NYC), and a luxurious rear dining room with garden access.

#### **Parlour Floor:**

Entering from the townhouse stoop leads to the formal parlour floor. The front is configured as a living room with a show-stopping fireplace, marble staircase, and access to the central glass elevator. The design for the rear of the floor reveals a distinguished study or library that overlooks the dining room below. It will get amazing sunlight as it benefits from a wall of windows and the double-height ceiling that extends up from the garden level. A powder room is also located on the parlour floor.

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### **Third Floor:**

The third floor design includes two spacious bedroom suites. The rear suite overlooks the garden while the front bedroom features a large bow window, a piece of classic townhouse architecture. Each suite has its own private, full bathroom.

### **Fourth Floor:**

The entire fourth floor will host a stylish Master Suite. A gracious bedroom situated at the rear of the floor has a very large adjoining terrace for your morning coffee. The master bathroom is designed as a luxurious marble and glass retreat. Simply select your central soaking tub, steam shower, and double vanity. A walk-in closet completes the suite.

### **Fifth Floor:**

The nearly-completed fifth floor is a new addition to the townhouse structure. This sun-drenched bonus floor accommodates a sitting room, a bedroom with en-suite bath, and front and rear roof decks.

### **Cellar:**

The cellar layout includes a sauna, full bathroom with steam shower, laundry room, and separate mechanical rooms. Top of the line mechanical systems are already installed, and the townhouse is pre-wired for low voltage lighting and smart home automation.

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**ESTIMATED EXPENSES**

Real Estate Taxes (2020)    \$37,405

**ADDITIONAL INFORMATION**

Year Built	1899
Historic District	Upper West Side/Central Park West
Zoning	R8B
FAR	2.72
Maximum Allowable FAR	3.44
Tax Class	I
Approximate Square Footage	4,197 including cellar

**Price: \$6,500,000**

***Contact:***

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Inquiries@TownhouseExperts.com  
(212) 769-2900

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VANDEBERG, INC  
*The Townhouse Experts™*  
212 769 2900



**152 West 88th Street**  
approx. 4,197 sq. ft.



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