



Completely Gut Renovated, Stylish Four-Bedroom  
Townhouse  
Roof Deck, Multiple Terraces, and Private Backyard

165 West 88<sup>th</sup> Street

Between Columbus and Amsterdam Avenue

*16' x 101' Lot, Built 60' deep*



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251 WEST 72<sup>ND</sup> STREET · UNIT 2F · NY · NY · Phone 212.769.9600 · [TownhouseExperts.com](http://TownhouseExperts.com)

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### DESCRIPTION

No expense was spared in the renovation and modern transformation of this townhouse. From a restored façade to impeccable interior design and finishes, this townhouse is a “dream home.” In addition to its four bedrooms, a study and three full and two half bathrooms, notable features include a parlour floor designed to entertain, a chef’s kitchen, and four outdoor spaces. Located near excellent schools, neighborhood eateries, Central Park, and two subway lines, this home is the best of the Upper West Side.

#### Garden Floor

When approaching from the front courtyard, enter under the townhouse stoop and a chic vestibule welcomes you to the garden floor. To the right, through pocket doors, lies a guest bedroom with ensuite bath, and, straight ahead, a lovely entrance hall with built-in benches, cabinets, and a desk ushers you into the heart of the home.

The rear of the floor is configured like a great room with a relaxed seating area coupled with a sunken kitchen that looks out to the backyard through a wall of glass doors. Highlights include a center island with bar seating, separate prep sink, quartz countertops, and Thermador appliances. A powder room completes the floor.

Outside, the backyard of the townhouse is tidy and has an open, “big sky” feeling. It is landscaped with a privacy fence and is the ideal setting for barbecues and even a pick-up game of basketball.

#### Parlour Floor

Double doors provide a formal entrance from the vestibule into this open-concept parlour. Magnificently high ceilings add to the sleek lines and spacious styling. A formal dining room is situated at the front of the floor. It boasts tall windows as well as a decorative mantle backed by

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exposed brick. A handsome wet bar with dishwasher is found at the middle of the floor alongside a hall closet and powder room.

The rear of the parlour is a grand living space. It is large enough to accommodate two seating areas - one more formally around yet another hearth and the other situated to bask in the sunlight from a skylight and the glass wall leading out to a private terrace.

### Third Floor

The front of the third floor hosts a delightful master suite. It includes a spacious bedroom with three South-facing windows, a decorative mantle and hearth, a large bank of closets, as well as a luxurious bathroom complete with soaking tub and a double vanity.

The rear of the floor can serve as a study or nursery. This lovely room has direct access to a large terrace overlooking the yard below.

### Fourth Floor

Two additional bedrooms are found on the fourth floor. Natural light flows through these as well due to three tall windows in each room and the unique use of French doors and transoms for both entrances. Each bedroom has a sizable closet. There is a central bathroom with a shower stall and skylight. A walk-in linen closet and stairway access to the roof deck complete the floor.

### Roof Deck

At the apex of the townhouse is a full-sized finished roof deck with railings and privacy fencing.

### Cellar

The townhouse cellar consists of a finished recreation room with a washer and dryer neatly tucked inside cabinets. There are also separate rooms for both storage and mechanicals.

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**ESTIMATED EXPENSES**

Real Estate Taxes (2021)	\$30,746
Gas & Electric	\$6,400
Insurance	\$8,000
Water & Sewer	\$450
Total	\$45,596

**ADDITIONAL INFORMATION**

Year Built	1890 est.
Zoning	R7-2
FAR	2.1
Maximum Allowable FAR	3.44
Tax Class	I
Approximate Square Footage:	4,200 est.

**Price: \$ 7,995,000**

***Contact:***

**The Vandenberg Team**

[Inquiries@TownhouseExperts.com](mailto:Inquiries@TownhouseExperts.com)

(212)769-9600

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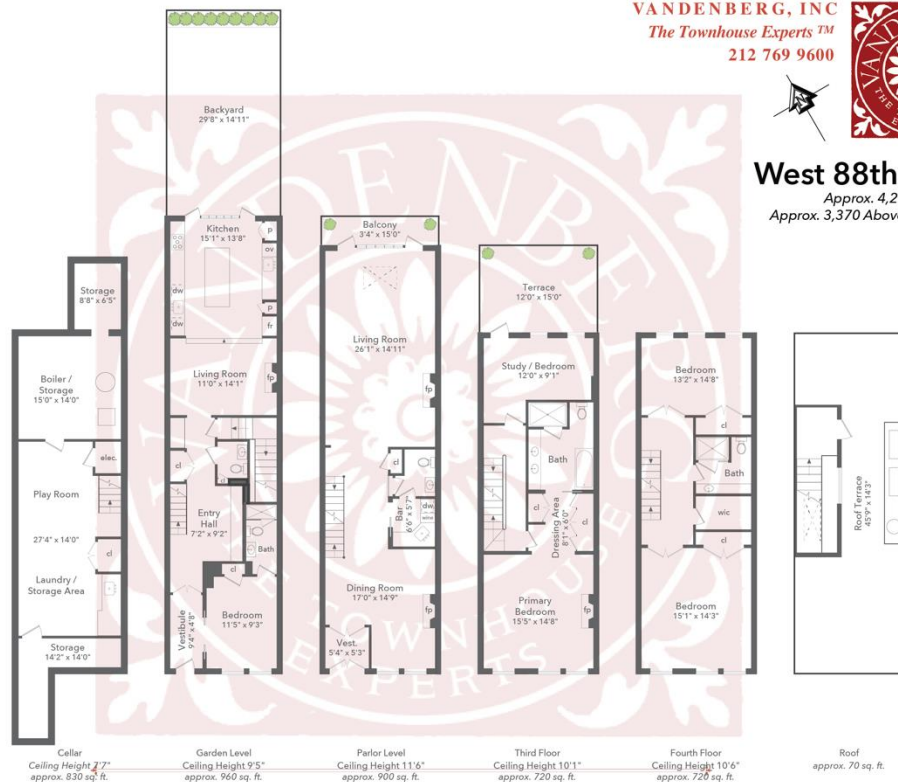
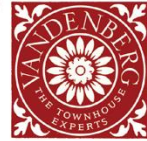
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VANDBERG, INC  
The Townhouse Experts™  
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West 88th Street  
Approx. 4,200 Total Sq. Ft.  
Approx. 3,370 Above Grade Sq. Ft.

THE TOWNHOUSE EXPERTS, LLC LICENSED REAL ESTATE BROKER

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