

163 W 88th St

Townhouse : Block & Lot 1219-111 : Upper West Side

\$3,995,000 (Approx. \$1,135 /Sq.Ft.)

\$14,065 Annual RE Taxes

- 2 Units
- 4 Floors
- 10 Rooms
- 4 Baths

Lot Dimensions: 16.7 x 100
Building Dimensions: 50
Bldg Sq. Footage: 3,520
Zoning: R72



This Romanesque Revival style house circa 1891, rich with character, natural grace and enduring details is well announced with a handsome, historically correct restored facade and stoop. 16.7 ft wide on a 100 ft lot, will amaze you with spacious rooms, unparalleled sunlight, soaring ceilings, 6 Fplces, a magnificent 45 ft lush secret garden. Currently configured as 2 duplex apts, or can easily be, what it once was, a single family home. 4 story + Bsmt situated on a beautiful block lined with brownstones, and a canopy of trees. \$ 3,995,000. Annual Ret \$ 14,500. The House will be delivered vacant.

Garden Floor: Enter through a portico into a charming hall where coats can be hung up, and shoes lined up. Walk past the beckoning staircase to a large bedrm, original fplce, south sunlight & a shared full bathroom. Further down the hall arrive to the grand master suite, an original fireplace, windowed dressing room and sliding glass doors that take you into the lush secret garden. Surrounded by rows of adjacent gardens and the original 1891 stone wall, loosely covered with ivy and entwined flowering bushes.

Parlor Floor: An inviting entry through original wood & glass windowed doors lead to a magnificent decorative staircase and hall. The sweeping parlor living rm has soaring ceilings, generous windows and Devine historic details. Through a noted doorway you enter a remarkable vast open kitchen and dining area, that will please the most discerning cooks. A pocket study or enormous pantry lead to the guest powder room. There is a washer/dryer in the guest powder room

Third Floor: You enter the third and fourth floor duplex, thru a private entry, up the stoop, up the parlor floor staircase and you land on your bedroom floor. A magnificent master filled with sunlight, large closet, lofty ceilings, and original fplce. The 2nd bedroom has an equally grand closet, and has all day even open northern light. The oversized full windowed bath is shared by both bedrooms

Fourth Floor: The fourth floor is a wondrous surprise, totally open from the front of the house to the back. This smart and stylish modern loft living, dining and cooking space is flooded with natural sunlight. High ceilings and a skylight, create a radiant glow throughout the day. And tucked away is a full windowed bath. There is a washer/dryer on this floor

Basement: The basement is unfinished and houses the mechanicals, washer and dryer and storage area. This is almost like a bonus room, yours to create.

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