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CARNEGIE HILL

Pre-war Condominium With Interiors Designed By Victoria Hagan Philip House



A classic prewar building has been re-imagined for modern life. Located at 141 East 88th Street in the heart of Carnegie Hill, Philip House has been thoughtfully designed by Victoria Hagan, well-known for her intelligent and sophisticated integration of architecture and interior design. Offering a modern twist on traditional living, the 79 condominiums are officially available for purchase.

Originally built in the 1927 by the Rhineland Real Estate Company, one of New York City's first real estate dynasties, the building has been renamed to pay homage to the family's patriarch, Philip. Designed in a Renaissance Revival style, the classic brick and limestone 11-story building has undergone a complete transformation to meet today's contemporary living ideals.

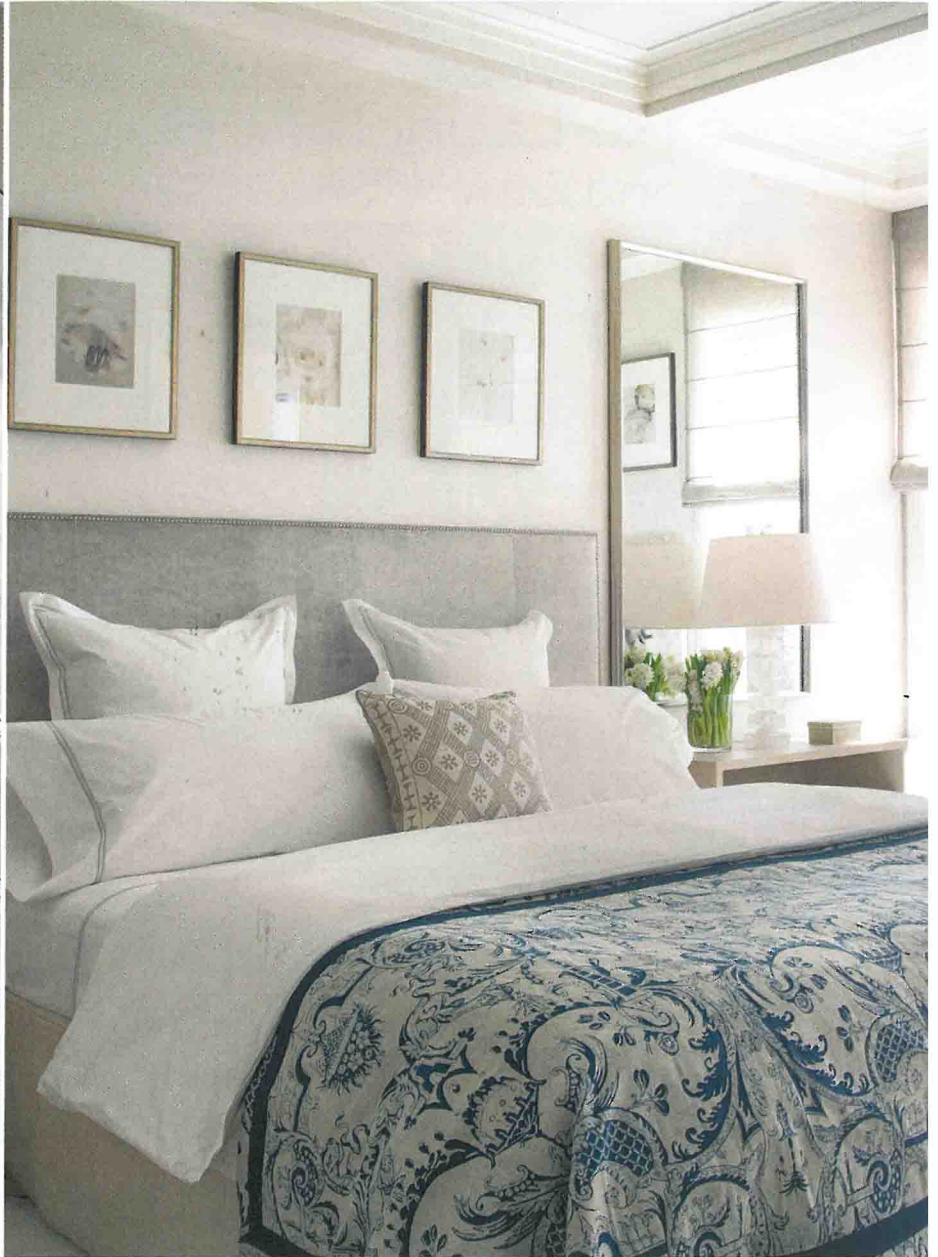
"While retaining the authenticity of an Upper East Side home, Philip House has been carefully reconfigured and opened to allow for abundant natural light," said Jenifer Steig, a partner at Cheshire Group LLC. "This building captures the grace of tradition while offering the conveniences of today."

Bringing harmony to the homes with her signature style, Hagan has

created beautiful and livable residences, ranging from 702-square-foot one-bedrooms to 3,795-square-foot five-bedrooms. Homes feature distinctive crown moldings, wide plank oak flooring, coffered ceilings and wood-burning fireplaces that have been redesigned with custom stone surrounds.

Designed to accommodate the flow of daily life, kitchens are equipped with custom wood and lacquer cabinetry, honed Belgian bluestone countertops, and stainless steel appliances including Sub-Zero refrigerators, Wolf ranges and Miele dishwashers. Many residences provide custom banquettes, wet bars and elegant pocket doors. Select units offer under-counter Sub-Zero wine refrigerators and six-burner Wolf ranges. In addition, kitchens, hallways, living and dining rooms offer remote controlled programmable light fixtures.

Additional modern upgrades include bathrooms with radiant heat flooring, shower walls accented with tatami mosaic tile patterns and inset shelving. Statuary marble graces the custom vanities designed by Victoria Hagan, and are featured in both master and secondary bathrooms. Additionally, powder rooms are finished



with Petite Granite honed stone tile floors and Kallista tabletop washstands of Calacatta Borghini stone.

“Philip House is a hidden gem that reveals something special in every detail,” said Steve Rutter, Executive Vice President and Managing Director of Stribling Marketing Associates. “It’s always been here, New York just hasn’t discovered it yet. We expect our buyers to fall in love with it.”

Philip House offers an array of amenities including a landscaped rooftop terrace with resident-only Club Room furnished with comfortable lounge areas, 60” LED HD televisions, surround sound, Wi-Fi and wet bar. Residents will also have access to a separate gaming room equipped with game systems and foosball table, a music practice room, a Technogym fitness center and on-site storage. In addition, a full-time staff of doormen and porters, as well as a resident superintendent, will be available on-site.

Philip House is situated along one of Carnegie Hill’s elegant tree-lined streets in one of Manhattan’s most desirable residential neighborhoods. Many of the area’s celebrated cultural institutions, including The Metropolitan Museum of Art, the Guggenheim Museum, and 92nd Street Y are just steps away.

According to Stribling Marketing Associates, exclusive sales and marketing firm for the building, residences at Philip House range from \$850,000 to \$8.14 million for the largest five-bedroom residences. The company also notes that a select number of duplex penthouses will be available for purchase in early 2013. ■

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