

IN NEW YORK

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property values

SUITE DEALS by Lois Levine



Up on the Roof

If you are looking for a room with a view, you may want to consider the Philip House on the Upper East Side. The classic prewar, brick-and-limestone 11-story building, built in 1927, offers 71 spacious and elegant condominiums, including the majestic Penthouse D (above), currently on the market for \$11.5 million. Why the hefty price tag? Think: over 3,500 interior square feet with a wraparound landscaped roof terrace at 2,100 square feet; four bedrooms; 4.5 bathrooms and details such as crown moldings, coffered ceilings, wood-burning fireplaces and wide plank flooring. (Penthouse D is one of five penthouses Philip House is offering for sale). New York City looks awfully swell from this vantage. | **Philip House, 141 E. 88th St., 212.860.4188**