

RESIDENT

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REAL ESTATE



FINAL PHILIP HOUSE RESIDENCES GO ON MARKET

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Located on a picturesque tree-lined block in Carnegie Hill, Philip House represents a classic New York lifestyle on the Upper East Side. With the last of their residences just hitting the market, including the stunning penthouses, this is the last opportunity to experience living at the storied Philip House.

Located at 141 East 88th Street, Philip House is in the heart of the Upper East Side, offering quick access to world class shopping, dining, and cultural institutions. Developed by Cheshire Group, Philip House started closings last year and has welcomed over 36 new homeowners to the 70-unit development.

"Everything done at the Philip House was designed to accentuate the building's allure and natural beauty," said Jenifer Steig a partner at Cheshire Group. "This is a coveted building in a prime location and previous offerings have sold quickly. These new residences create an additional opportunity to join one of Carnegie Hill's most exclusive prewar condominium developments."

Each of the residences feature interiors designed by Victoria Hagan which offer the timeless elegance of classic prewar homes such as distinctive crown moldings, wide plank white oak floors, coffered



ceilings and wood-burning fireplaces with custom stone surrounds.

Among the variety of homes being offered are five penthouse residences, all featuring spacious interiors, high ceilings and expansive private terraces. Each penthouse has been designed to allow maximum views and natural light. The penthouses range in size from 2,738 to 4,710 square feet, and are priced from \$8,450,000 to \$16,000,000.

The largest of the five penthouses offers a dramatic sculptural staircase leading to a great room with a fireplace and wet bar that opens to an expansive wraparound east- and north-facing terrace. It also features a master bedroom with two en-suite bathrooms. Another penthouse features a master bed-

room with a private sitting room and a terrace. A double height living room opening to an east facing roof terrace, allowing buyers to savor the skyline in both serene and entertainment-ready environments.

The ground floor duplex four bedroom maisonette with outdoor space is also available as the very last of the popular maisonettes at Philip House. Building amenities include a landscaped rooftop terrace and Club Room furnished with comfortable lounge areas, as well as a Technogym-equipped fitness room and children's playroom designed by Cititabes.

According to Stribling Marketing Associates, the exclusive sales and marketing firm for the building, the new residences for sale range in size from 1,350 square-foot two bedrooms to 4,710 square-foot five bedrooms, and are priced from \$2.995 million to approximately \$16 million. The last maisonette available, with a private entrance and four bedrooms, is priced at \$7.25 million.

Prospective residents looking to experience life at Philip House can visit the onsite sales center and model apartment by appointment.

For more information:
philiphousenyc.com