

PHILIP HOUSE

141 EAST 88TH STREET



Philip House

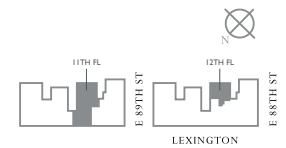
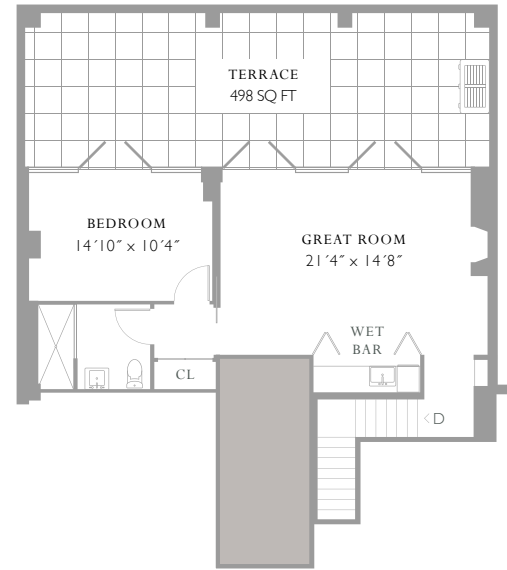
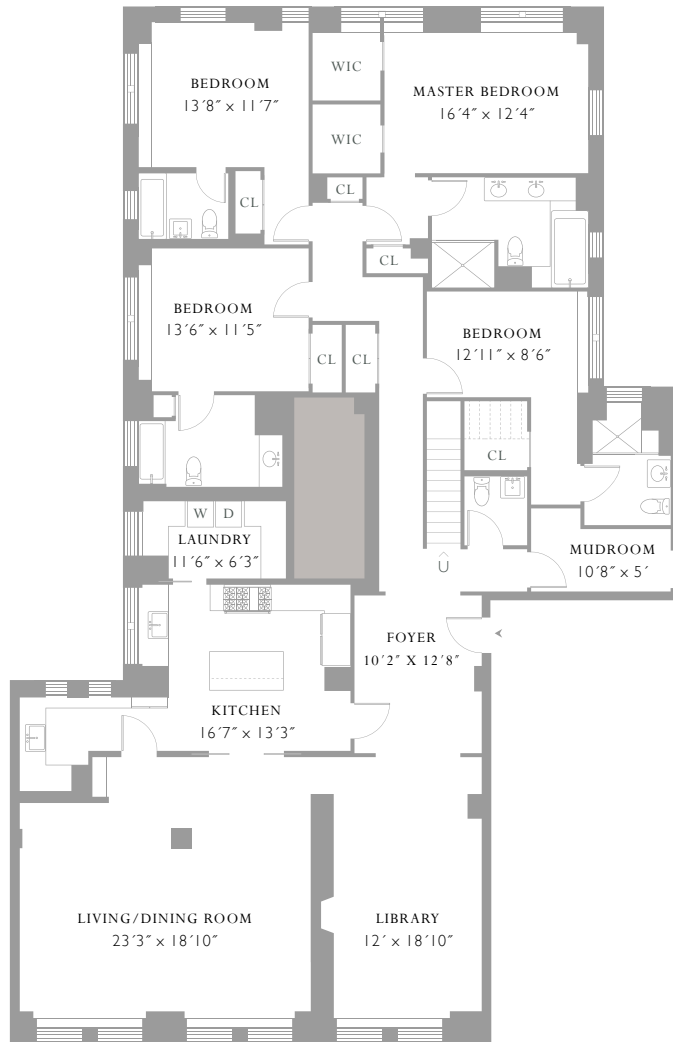
PENTHOUSE A



Containing five bedrooms with en-suite bathrooms and generous indoor and outdoor entertainment space, Penthouse A is a modern classic. The first level sits within the original prewar architecture of Philip House, while the upper level is completely newly constructed. The expansive east-facing terrace, accessible through three sets of glass doors, is ideal for dining, relaxing, and entertaining.

PENTHOUSE A

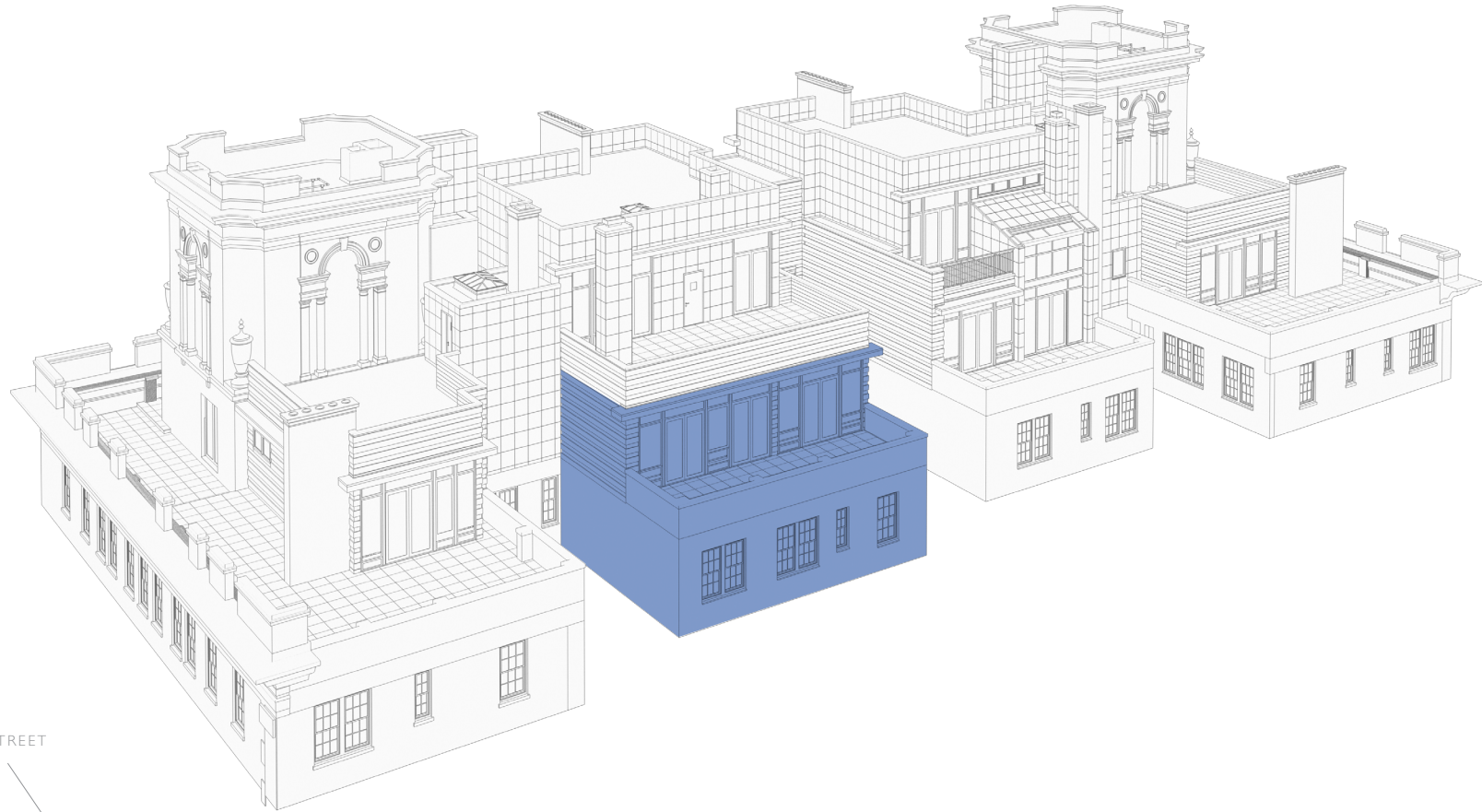
5 BR · 5.5 BA (3,970 SQ FT · 369 SQ M) TERRACE AREA (498 SQ FT · 46 SQ M)



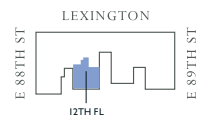
* Lengths and widths of walls adjacent to fireplace vary by floor

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5 BR • 5.5 BA (3,970 SQ FT • 369 SQ M) TERRACE AREA (498 SQ FT • 46 SQ M)



88TH STREET



PENTHOUSE A

INTERIOR FINISHES

INTERIORS

Custom-designed crown moldings and millwork | Custom finished 6” wide white oak flooring | Bosch washer/dryer | Crestron Lighting Control | E. R. Butler & Co. hardware | Wet bar with stainless steel Sub-Zero wine refrigerator (lower level) | Wet bar with stainless steel Sub-Zero icemaker & refrigerator; Miele dishwasher (upper level) | Wood burning fireplace with custom stone surround (upper and lower level)

KITCHEN

Kohler sink with Rohl polished nickel faucet | Custom oak and white lacquer cabinetry | 48” Stainless steel Sub-Zero refrigerator/freezer | Stainless steel Sub-Zero wine refrigerator | 48” Stainless steel Wolf range | 24” Stainless steel Sharp microwave drawer | Two Miele dishwashers | Belgian bluestone countertop | Statuary marble tile backsplash | Crema Marfill porcelain tile

MASTER BATHROOM

Waterworks polished nickel fittings | Custom vanity with Statuary marble countertop | Walls of Waterfall White marble slab | Shower and tub accent wall featuring tatami mosaic of marble tile | Floors of Statuary marble tile | Radiant heat flooring | Kohler tub

ADDITIONAL BATHROOMS

Waterworks polished nickel fittings | Custom vanity with Statuary marble countertop | Walls of Waterfall White marble slab | Shower and tub accent wall featuring mosaic of Vetri di Murano tile | Floors of Misty Blue limestone | Waterworks tub | Radiant heat flooring

POWDER ROOM

Kallista polished nickel fittings | E.R. Butler & Co. polished nickel hardware | Floors of Petite Granite stone tile | Kallista tabletop washstand of Calacatta Borghini stone

AMENITIES & SERVICES

24-hour doorman | Rooftop Club Room | Landscaped rooftop terrace by HM White | Technogym fitness center | Children’s playroom | Game room with gaming system, foosball table and 70” TV | Music practice room | Bike storage | Individual storage unit | Cold storage for grocery deliveries | Resident building manager

