

308 West 88th Street Layout: A Narrative Tour

Garden Level- Kitchen Floor:

Below the newly restored stoop, a custom wrought iron gate and new mahogany garden-level door open into an entry foyer and casual sitting room with luxuriously appointed powder room. At the center of this open layout is a state-of-the-art chef's kitchen with garden views. The imported European Biefbi kitchen cabinets feature Miele and Subzero appliances, seating at a large center island with beautiful stone counters, plentiful storage, and refrigerator/freezer opposite the well-designed working kitchen. This floor also enjoys an informal dining nook with a window looking out to the serene garden. The open flow of the space allows for formal dining or more casual dining and living. On your way out to the garden is a chic and creative, four foot square glass floor that serves as a "picture window" peering directly into the Wine Cellar below. The peaceful, sunny garden with its bamboo planters and water sculpture is your own oasis and respite from the hustle of city life. There is also a rear stairway in the garden leading directly into the cellar floor rec room through patio doors. This cellar rear glass door access is a unique feature to this townhome.

Parlor Level- Grand Floor:

Just inside the new mahogany front doors, a gracious entry foyer with coat closet leads through elegant pocket doors into a great room with over eleven foot ceilings. New, artisan-crafted, stained glass transom windows add character to the dramatic parlor level with herringbone hardwood floors and two wood-burning fireplaces. The breathtaking centerpiece of the parlor level is the spectacular elliptical staircase with a view five stories above to an illuminated copper skylight. The spacious layout of this floor allows for living and dining, as well as a separate library and south-facing patio doors open to a charming terrace with wrought iron rail overlooking the garden below. A second staircase provides access to the kitchen and garden level below.

Third Floor- Master Bedroom Floor:

This entire floor is devoted to the master suite. The generous master bedroom occupies the northern end of the townhouse with its three bay windows showcasing charming townhouse views across West 88th Street. Eight outfitted closets line the hallway past the master bath to the sunny sitting room on the south end of the floor. The enormous, spa-inspired master bath features a Kohler Abrazo free standing soaking tub, a separate steam shower with shower heads of Kohler Water Tile, and a Toto Neorest water closet. There is a wet bar opposite the stairway entry and at the south-end of the floor, a sitting area is bathed in copious sunlight through the four windows overlooking the garden.

Fourth Floor-Bedroom/Office/ Den Floor:

Two bedrooms occupy this level, which could also be purposed as offices, studios, or dens and there is further flexibility built into the floor plan for a nanny/child room or to make the front large bedroom that has 2 closets into two rooms with two entry doors and a closet each. There is a terrace access off the south-facing bedroom with wood burning fireplace, lovely forged iron rail and a view of the garden.

Fifth Floor-Bedroom Floor:

This floor provides two more generous, full-sized bedrooms, and their own full bath and multiple closets. Again, two bedrooms occupy this level, which could also be purposed as offices, studios, or dens and there is further flexibility built into the floor plan for a nanny/child room or to make the front large bedroom into two rooms with two entry doors and each with at least one closet. There is a second washer/dryer on this floor, too.

Sixth Floor- Penthouse Retreat/Spa:

This is an exquisite space for exercising, entertaining or just getting away from it all. At the pinnacle of the elliptical staircase is a large copper clad skylight that brings even more light, sun and air into a space that has multiple front and rear glass patio doors, with custom ipe trelliswork and carefully applied copper leaf. Outside the rear doors is a Juliet balcony, and outside the front doors is an enormous outdoor terrace with built in banquette seating, a chic copper roof above and imported tile floor below.

Cellar Level:

With its full-height ceilings, this finished cellar could easily be a rec room, billiard room, smoking room or a gym. It hosts a temperature-controlled wine cellar for 980 bottles, a laundry room, a powder room, and brand-new mechanicals. These include two boilers, hot water heat exchanger, glycol air-conditioning system, central vacuum system, new water and sprinkler service and the elevator mechanical room. This floor also features a second set of stairs leading directly out to the garden (grandfathered from a prior renovation), which is unique to this townhouse and adds light and fresh air to this cozy and comfortable floor.