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## **\$1.795M Penthouse at PS 90 Has 1,900-Sq Ft Terrace**

For most of us New Yorkers, penthouse apartments are the dream we strive for. Often coming with gorgeous views, gigantic windows, luxuries and amenities we can only begin to imagine, and almost insultingly large square footage, penthouses are the ultimate hallmark that you've made it.

Penthouse C at 220 West 148th Street, also called PS 90, is certainly an embodiment of all of those qualities. Currently for sale for \$1,795,000, this apartment features 1,400 square feet of interior space, but the clincher for this property is the outdoor terrace, which is over 1,900 square feet and private. That's right — no sharing with anyone, except your friends, of course.

This kind of outdoor space is a goldmine and is practically unheard of, especially when the outdoor area exceeds the already generous inside space by 500 square feet!



*Penthouse C's expansive outdoor terrace weighs in at gorgeous a 1,900 sq ft.*

Inside, the penthouse features Caesarstone countertops, marble-finished bathrooms, hardwood flooring, and an in-unit washer and dryer. The terrace offers uniquely designed landscaping, automatic lighting and a sound system, and not one, but two vegetable gardens. It also has its own five-zone irrigation system to keep all the trees, shrubs, and other plants watered, as well as coming with two seating areas

equipped for outdoor dining, hanging out with friends and hosting possibly the coolest party in the neighborhood.

“Getting listings with this amount of significant outdoor space is rare,” says Adrian Noriega, the broker for Penthouse C. “This kind of quality and this kind of size doesn’t come by often.”



*The indoor space, while roomy, is dwarfed by the exterior.*

“One of the things I really love about this space,” Noriega continues, “is the sense of privacy, even when you’re outdoors. There’s no noise up there, no real sense that you can be watched by anyone. If it weren’t for the amazing view of the skyline, you wouldn’t even realize you were in New York.”

The median asking price in Central Harlem is around \$800,000, which is incidentally about how much Penthouse C was listed and sold for back in 2010. Central Harlem apartments have a median sales price of \$760,000 and a 100.5 percent sale-to-list price ratio, which means units are selling for asking price or above.



*The terrace features custom landscaping, two seating areas, and even a sound system.*