



Client Full 1 Page

88 Broadway, Unit #PH4, Ossining, New York 10562

MLS#: [1039859](#)

Status: **Coming Soon**

Prop Type: **Residential**

Sub Type: **Condominium**

Price: **\$590,000**

DOM: **0**



City/Township:	Ossining	County:	Westchester County
Post Offc/Town:	Ossining	Manhattan Sect:	
Village:	Ossining	Neighborhood:	
Sub/Devel:	Broadway Condominium	Hamlet/Loc.:	
Bedrooms:	2	Senior Comm:	No
Baths:	3 (2 1)	Levels in Unit/Home:	Tri-Level
Rooms Total:	9	Stories in Bldg:	3
Architect. Style:	Mid Rise, Penthouse	Taxable Living Area (GLA):	1,178 Public Records
Yr Built:	1820	Waterfront:	No
Property Cond:	Updated/Remodeled	Water Access:	No

Public Remarks

Love the NYC loft lifestyle, but not the NYC-sized floor plan—or price tag? Welcome to The Penthouse. Set within a reimagined historic 1820s schoolhouse, this dramatic tri-level penthouse loft delivers the attitude of a downtown loft with the space, light and breathing room Manhattan forgot to include. The result? Something seriously cool—and anything but ordinary. The Entertaining Level sets the tone with soaring volume, exposed brick elements, original wood beams, exposed copper piping, hardwood floors and distinctive low-set windows that help fill the space with natural light. An elevated kitchen with granite counters and stainless-steel appliances overlooks the expansive open-concept living and dining area, creating one incredible backdrop for entertaining or simply hanging out at home. A powder room completes the level. Then there's The Loft—perched above and overlooking the entertaining space below. Skylights bring in even more natural light, while the open design gives you a completely different perspective on the architecture of The Penthouse. Home office, studio, lounge, reading retreat or creative escape—it's the kind of flexible space that makes loft living so much fun. The Private Level changes gears completely. Two generously sized bedrooms each enjoy their own private en-suite bath. The oversized primary suite features a huge walk-in closet and spacious bath with double sinks and a jetted whirlpool tub. The second bedroom has its own beautifully refreshed en-suite bath with brand-new tile. In-unit laundry is conveniently tucked into this level as well. And here's something you won't see in the photos: some of the most impressive improvements in The Penthouse are hidden behind the finished walls. Extensive sound-control upgrades were incorporated into select walls and ceilings using additional framing and separation, ROCKWOOL mineral-wool insulation, spray foam and heavier 5/8-inch drywall. The primary-bedroom ceiling received its own extensive insulated assembly, all designed with acoustic comfort and reduced sound transmission in mind. Drenched in natural light? Absolutely. Drenched in noise? This renovation took that on from the inside out. And then there's Ossining. Hudson River waterfront parks, marinas, downtown shops and cafes, the Old Croton Aqueduct Trail and Metro-North are all nearby—giving you the space and character of Hudson Valley living without giving up your connection to NYC. And when Manhattan calls? Metro-North express service can have you at Grand Central in under 50 minutes. Two assigned parking spaces and dedicated private storage round it all out—two more things Manhattan generally forgets to include. Historic character. Downtown attitude. Suburban breathing room. Three incredible levels. Serious sound-control improvements. This isn't another suburban condo. This is The Penthouse—and that's exactly the point.

Interior Features

Interior:	Beamed Ceilings, Breakfast Bar, Cathedral Ceiling(s)	Common Walls:	2+ Common Walls
Appliances:	Dishwasher, Dryer, Electric Water Heater, Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer	Fireplace:	No, 0
Laundry:	In Unit	Attic:	None
Flooring:	Hardwood, Tile, Wood	Entry Level:	3
Basement:	Yes, See Remarks, Storage Space		
Accessibility Feat:			
Furnished:			
Furnishings:			

Exterior Features

Distance to Train (miles):	0.50	Solar Ownership:	
Garage/Spaces:	No	Parking Fee:	\$0
Parking:	2.0/Assigned, Parking Lot		
Construction:	Brick, Stucco	Foundation:	
Location Desc:	Top Floor	Road Frontage:	Municipal
Body Type:		Horse Y/N:	
		Road Responsibility:	Public Maintained Road
		Security Features:	Fire Sprinkler System, Smoke Detector(s)

Systems & Utilities

Cooling:	Central Air	Sewer:	Public Sewer
Heating:	Hydro Air, Natural Gas	Water:	Public
	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Trash Collection Public, Water Connected		
Utilities:		Water/Sewer Expense:	
Electric Co:	Con-Edison	Other Equip:	



Client Full 1 Page

Community/Association

Elem Sch Dist:	Ossining	Elem Sch:	Brookside
Middle Sch Dist:	Ossining	Middle Sch:	Anne M Dorner Middle School
High Sch Dist:	Ossining	High Sch:	Ossining High School
Association Y/N:	Yes		
Assoc Fee/Freq:	\$483 Monthly	Assoc Fee Incl:	Common Area Maintenance, Exterior Maintenance, Grounds Care, Sewer, Snow Removal, Trash, Water
Assoc Amenities: Landscaping, Maintenance, Maintenance Grounds, Parking, Snow Removal			
Prop Manager Name/Ph: Westchester Property Management Group Inc. (914) 686-9500			
Renting Allowed:	Yes	Approval Required:	Yes

Property/Tax/Legal

Tax ID#:	<u>4203-089-019-00000-000-0053-0</u>	Taxes Annual:	\$10,438	Tax Year:	2026
Taxes Include:		Assessed Value:	\$325,900	Tax Source:	Municipality
Property Attchd:	Yes	Zoning Code:		Flip Tax:	
Board of Health App:		Common Interest:		Lease Consid:	No

Listing/Contract Info

Addl Fees: \$174 - Monthly	Addl Fee Desc: Facade/window framing - through 08/2029
Add Fee Frequency: Monthly	
Pets Allowed: Cats OK, No Dogs	

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.
© Copyright 2026 OneKey Multiple Listing Service, Inc. - Data believed accurate but not warranted.