



## UPPER WEST SIDE

<b>Price</b>	<b>\$839,000</b>
Maintenance	\$1,262
Size	Two Bedroom
R/B/B	5/2/1
SQFT   SM	1,000 SF   93 SM
Neighborhood	Upper West Side

Sunny two bedroom on a high floor with partial river views!!! This rarely marketed two bedroom is located within the most desirable "F" line. In the the heart of Lincoln center, it is perfect for a family who is looking for the best the UWS has to offer with exceptionally low maintenance costs. Sleek, modern, newly renovated kitchen (with a dining/nursery alcove), stainless steel appliances (Sub-zero refrigerator!)

- Sunny - south, east, and west exposures
- River view
- Walk-in closet
- 3 custom designed & maximized for space built-ins
- 2 spacious bedrooms
- Dining room/nursery alcove
- Stainless steel kitchen (Sub-zero refrigerator)
- Open balcony
- Low maintenance costs (electric & gas included)
- Wood floors
- Community room/playroom
- Modern finishes

Building Features: 24-hour attended lobby. Private circular driveway. Excellent financials – no underlying mortgage. Two central laundry rooms. Renovated community room. bike storage room, building has its own parking lot for a reduced fee (waiting list ) Professional on-site management. Convenient to all transportation. Close to Lincoln Center and Riverside Park. Built 1961 / 420 units. Cats allowed / no dogs.

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