

GREAT EXPECTATIONS — MET!

127 West 96th Street #4A



You will not be disappointed by this prime Prewar 1-BR, with its high ceilings, giant rooms, chef's kitchen, and convenient location. The East-facing Living Room can accommodate a full dining table, while the windowed open kitchen with its Jenn-Air range, Maytag D/W and double-door refrigerator allows for easy entertaining.

Four closets provide ample storage, and the 14-foot, sunny, south-facing bedroom easily accommodates a King bed. Prewar details include ebony hardwood floors, beamed ceilings, and a honeycomb tile windowed bath with a full tub.

127 West 96th Street is a full-service co-op with a wonderful staff of 24-hour doormen and a skilled live-in super. The building has a recently renovated garden patio which provides a quiet oasis from the city, as well as laundry in basement and storage cages (wait-list). The location is equally good for parks (Central Park is a block-and-a-half away) and transport (you are a stone's throw from five subway lines, as well as the M96 crosstown bus).

Manhattan's newest Trader Joe's is set to open in the neighborhood later this spring, joining Whole Foods and Westside Market as a grocery option. A variety of neighborhood watering holes, restaurants, and services are available along Broadway and at Columbus Square.

The building is for primary residents only, but welcomes your pets, both cats and dogs. Co-purchases are not allowed, but parental gifts are OK. Some subletting is permitted after two years' residency, subject to board approval.

List price: \$729,000. Flip tax, based on occupancy, paid by seller. Maintenance \$1289 per month, approx. 40% T.D.



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