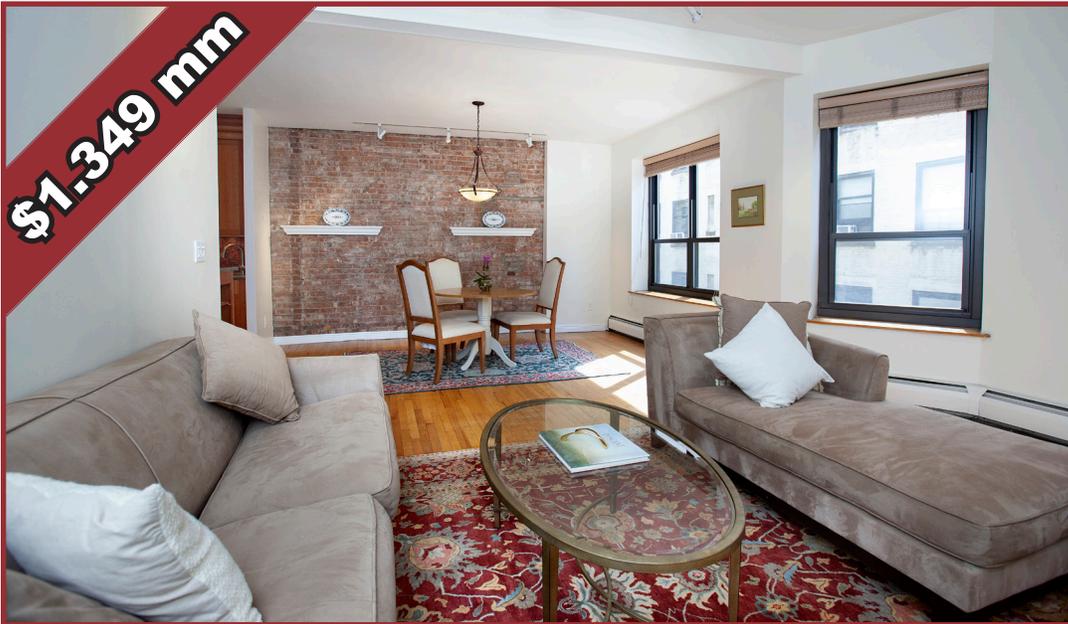


C'MON OVER! NEW TO MARKET—UPDATED PREWAR!

305 West 98th Street #4EN

\$1,349 mm



Sunny 2-BR (convertible-3), 2 Full Bath with an open, loft-like layout. Pet-Friendly Co-op with 24-hour attended lobby, plus back entrance for bad hair days. Cook's Kitchen has cherry cabinetry; Stainless-Steel appliances, including a D/W and a brand-new, five-burner GE range; a granite Breakfast Bar, ample electrical outlets, and under-cabinet lighting. Living/dining room faces south and has high ceilings, track lighting, and an Exposed Brick accent wall. Hardwood floors throughout. There is even room in the layout to place a Third Bedroom (pending board approval).

Both Bedrooms are spacious and face West — the Master has an outfitted Walk-In Closet and an ensuite renovated Windowed Bath with a large shower. The Second Bedroom is a generous 11 feet by 11 feet, with a double closet, and connects to a Renovated Bath (white with gray accents) with a marble-topped vanity and a Full Tub.

The Schuyler Arms' grand entrance evokes bygone glamour, while the building's fantastic location — near Riverside Park, an Express Subway stop, and four Grocery Stores — make for pleasant living. There is bike storage (wait list) and two central Laundry Rooms. Dogs and Cats welcome.

List price: \$1.349mm. Building allows 80% financing. Maintenance of \$1,773 includes heat, hot water, and cable. 2% flip tax paid by seller. Sorry, no pieds-à-terre.



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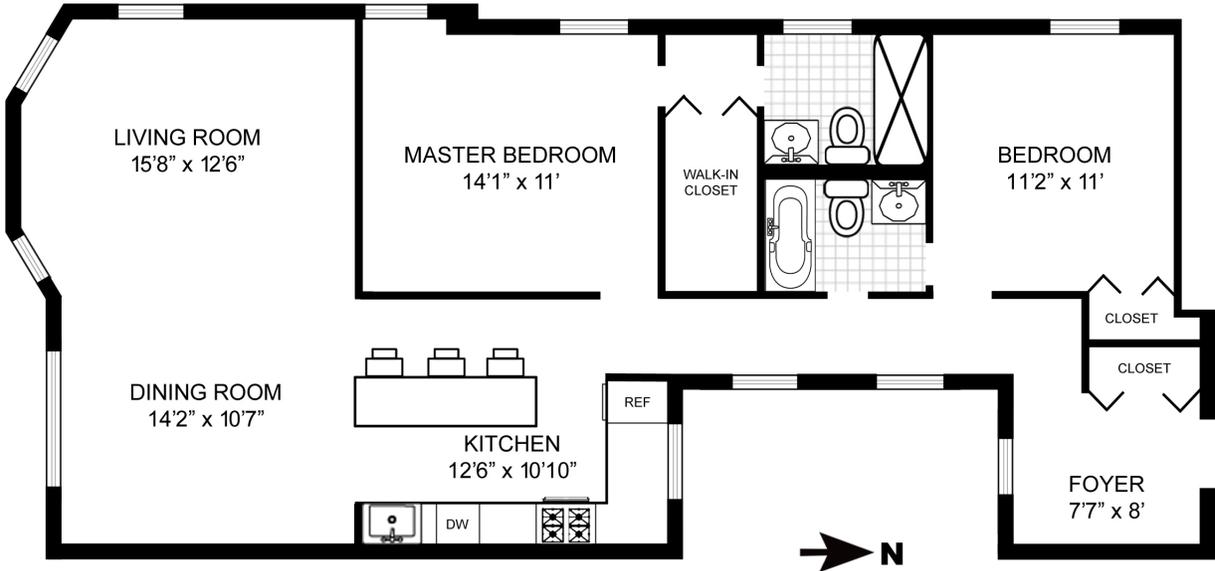
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305 WEST 98TH STREET #4EN



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ALTERNATE FLOOR PLAN

