

CHARMING, QUIET ONE-BEDROOM

127 West 96th Street, Apt #9E



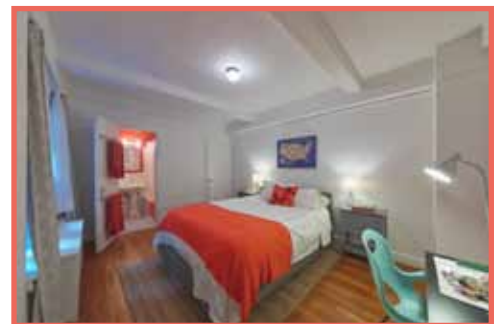
Great pre-war details and lots of space. Situated in a 24-hour-doorman building, this one-bedroom has room for you to spread out: there are three closets, including a cedar walk-in; a 22-foot-living room with space for dining; a large bedroom with room for a king-sized bed and office, and an ensuite bath with updated touches, including a reglazed tub and elegant marble tile flooring.

Built in 1927, the mid-sized building has prewar details typical of the luxury housing of the day, including high, beamed ceilings, an arched entryway from the foyer, a window in the bath, and beautiful hardwood floors. The windowed kitchenette is concealed in a nook off the living room, but can be opened up, as others in the building have, if you prefer a more modern, loft-like floorplan. The full-service elevator building has a large laundry room downstairs, where there is also additional storage, including bike storage (wait list).

The apartment faces the back of the building, so it has no particular view, but the quiet makes it an ideal retreat for someone in need of a respite from the hubbub of the city. The building also has a newly refurbished garden courtyard, which provides a sunny place to lounge with a book, and the oasis of Central Park is just a block-and-a-half away.

The building does not allow pieds-a-terre, but it does welcome your pets, both cats and dogs. Some subletting is permitted after two years' residency, subject to board approval. Co-purchases are not allowed, but parental gifts are OK.

Be near the Upper West Side's newest Trader Joe's, set to open just three blocks away. There is also easy access to both the B and C subway lines on Central Park West and also the local and express trains (1,2,3) at Broadway. List price: \$585,000. Flip tax, based on time of occupancy, paid by the seller. Maintenance: Just \$986 per month, approx. 40% T.D.



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