

LOCATION, LOCATION, KITCHEN

201 West 89th Street (Chester Court) Apt. 7G



This already converted 1920s Convertible-3 has three spacious bedrooms, good closets, prewar detailing, and a huge renovated kitchen with dining alcove and W/D. If you've been looking for the combination of 9' beamed ceilings, sturdy prewar construction, and a gleaming open-plan kitchen/dining, this is for you. Conveniently located between Riverside and Central Parks.

In a full-service co-operative with 24-hour doormen, roof deck, laundry room, children's playroom, and half-court basketball court which functions as a multipurpose party room. Fitness Center available (separate fee). Storage units in basement (waiting list). **THIS IS A NONSMOKING BUILDING.**

The Emery Roth-designed apartment features a 13-foot by 14-foot corner master bedroom which

faces north and west. The West view is over landscaped gardens, and CitiQuiet windows ensure a tranquil retreat, and customized closets an uncluttered one. The second bedroom is slightly larger than 10 feet by 10 feet, and has an ensuite bathroom with shower. The third bedroom, currently in use as a guest room/home office, is approximately 12 feet by 12 feet.

The apartment is in excellent condition except for the bordered parquet floors, which are showing wear; depending on the purchaser's timeline it might be possible to replace these between board approval and closing. The public spaces were reimagined by architect Jennifer Swee, resulting in a 20' white kitchen with pantry space; stainless steel appliances including a D/W and capacious refrigerator; a kitchen island; a laundry alcove, and a dining area that seats eight. An entry foyer with stone floors and a large double closet and a north-facing Living Room featuring elegant lighting, a recessed Internet TV (Spectrum and Fios are available) and stereo speakers complete the picture.

The well-run co-operative does not allow short-term sublets, but allows for subletting with board approval for two years out of eight (after three years' residency); 75% financing for purchases, and allows pets with board approval. Monthly maintenance of \$2,086 include maintenance of \$2,057.80 (a modest 4% increase over the prior year) and a building energy surcharge of \$27.75. Flip tax of 10% of profit paid by seller.



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