

SERENITY NOW ON THE UPPER WEST SIDE



**305 WEST 98TH STREET
#3A-S**

\$799,000

Maintenance: \$1,280 per month,
approximately 38% T.D.

Seller pays flip tax.

Co-op allows 80% financing.



Oversized 1-BR with SPACE: a long entry gallery, an alcove for a desk, high ceilings, and newly refinished oak plank floors. A dozen windows face north, south and east, allowing light and air throughout this pleasant apartment.

The sunny, south-facing living room adjoins an open kitchen with stainless-steel appliances, including a new Bosch dishwasher. The white-tile bath is windowed and features a newly reglazed tub.

The 13'10" by 10'8" bedroom has double closets and a view over a Juliet balcony onto a leafy brownstone street.

The Schuyler Arms is a distinctive Beaux-Arts co-op with a dramatic porte cochere, clean laundry room, glass-fronted elevator, and live-in superintendent. Wonderfully located on a beautiful brownstone block, steps to the gardens and playgrounds of Riverside Park, and yet convenient to the 2, 3 express subway stop. The building has just completed a Local Law 11 cycle. The lobby is attended 24 hours a day, uses Building Link to track packages, and welcomes your pets.

Shown Exclusively By:
ALISON ROGERS
Licensed Real Estate Broker
646-322-6150



**325 BROADWAY
SUITE 201
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ALL DIMENSIONS ARE APPROXIMATE

