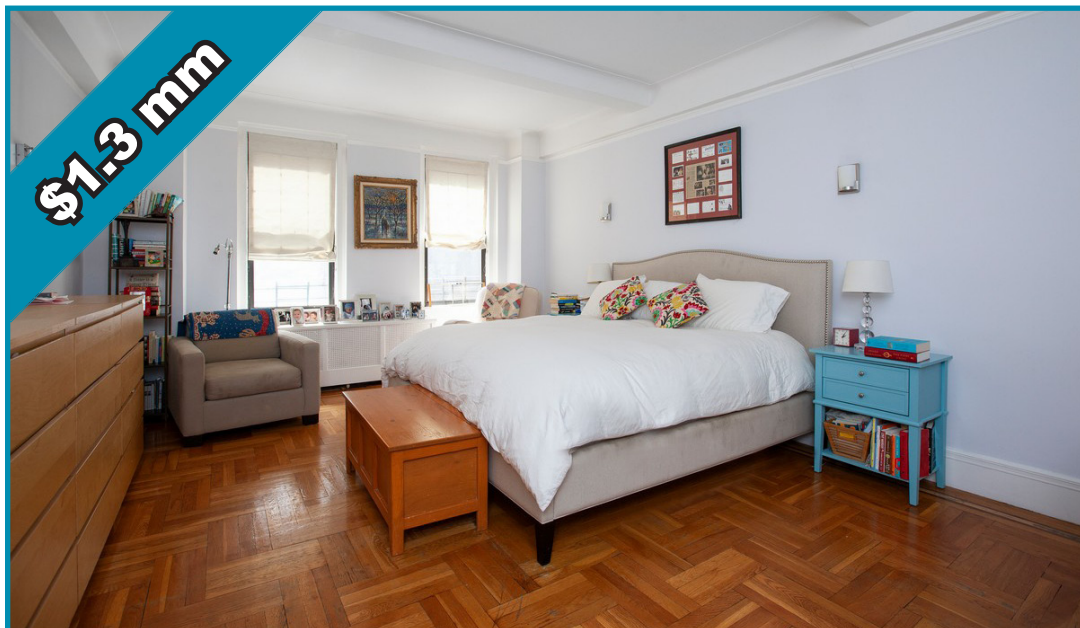


# BALANCE! BEAMS!

## 315 West 86<sup>th</sup> Street #6C



**\$1.3 mm**



Welcome to a 2/2 that hits the sweet spot: large rooms, pretty block, renovated kitchen, 80% financing, pet-friendly co-op. The bedrooms are gigantic — the master is fourteen feet by almost twenty feet, the size of many a living room. Both bedrooms face south and are awash in light. A part-time doorman (four p.m. to midnight every day, with some earlier daytime hours as well) and a live-in super provide service. The elevator building has a recently updated central laundry room, and is pet-friendly.

All this comes with the lovely and thoughtful detail you'd expect from the 1920s. The (small) baths, one with a shower and one with a tub, are each windowed; the kitchen faces a windowed dining nook. The large and quiet living room — it faces across a courtyard to the side of the neighboring building — has a high, beamed ceiling, and patterned bordered floors. Storage is capacious, with two tall and wide entry closets and a third in the living room; two deep closets in the second bedroom, and a walk-in in the master. Modernity kicks in with the kitchen, however; its thorough and recent renovation includes a blue glass tile backsplash, quartz countertops, and stainless steel appliances, including a Bosch dishwasher.

Perhaps best of all, this delightful home is affordable, with an asking price of \$1.3 million and maintenance of \$2,007. There is a flip tax of \$10 per share, paid by seller. What are you waiting for? Come be near Barnes & Noble, Barney Greengrass, and Riverside Park.



*Shown Exclusively By:*

**ALISON ROGERS**  
Licensed Real Estate Broker  
member, REBNY  
**646-322-6150**  
[upstairsrealty@gmail.com](mailto:upstairsrealty@gmail.com)



**325 BROADWAY**  
**SUITE 201**  
**NEW YORK NY 10007**



# 315 WEST 86<sup>TH</sup> STREET

## APARTMENT 6C

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