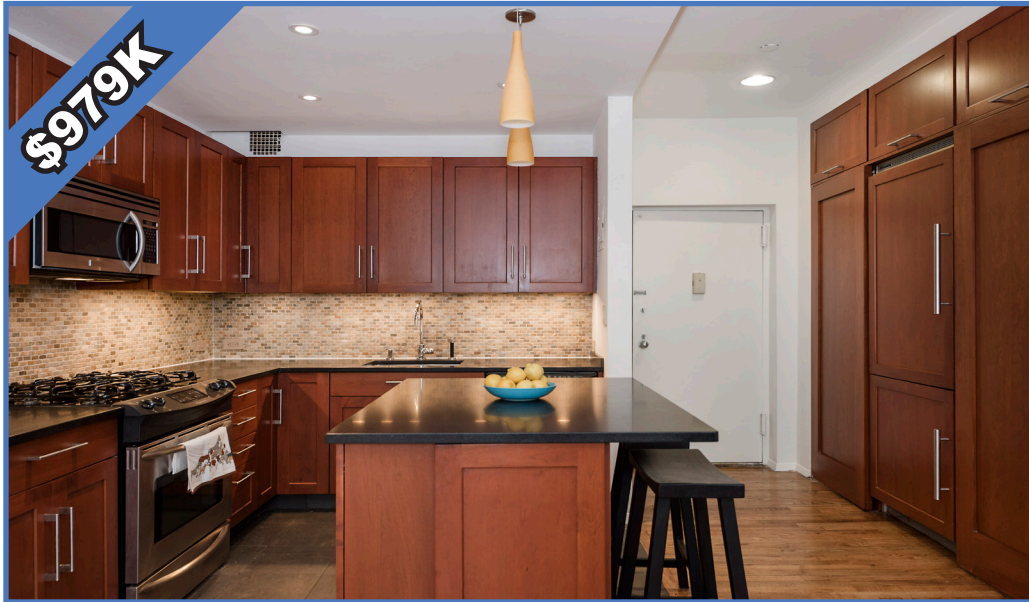


BEST OF BOTH WORLDS!

305 West 98th Street, #4A-N



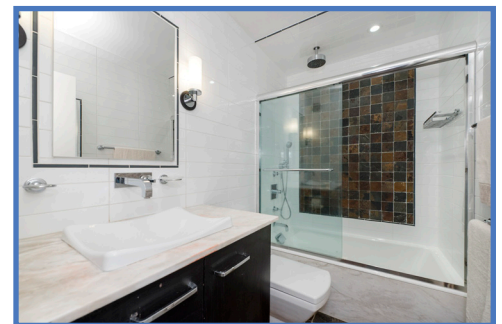
Prewar with a modern, open-plan layout in the spectacular Schuyler Arms. Five large windows and four closets, including a walk-in in the spacious, step-down master. Oversized one-bedroom can easily be converted into two split bedrooms with a resultant large 15-foot, 8-inch by 13-foot, 7-inch Master and a roomy 8-foot by 15-foot, 7-inch Second Bedroom.

Modern cherry kitchen with behind-panel Liebherr refrigerator, granite countertops, large island for breakfasting or entertaining, Frigidaire appliances including D/W.

Renovated bath has deep soaking tub with Hansgrohe fixtures. This home has nine-foot ceilings and a view across a quiet, tree-lined street.

Co-op has two modern laundry rooms, 24-hour attended lobby, live-in super, and bike storage (wait list). Maintenance of \$1,315 includes Spectrum triple play of Internet, cable and phone service.

This pet-friendly building is just steps to Riverside Park, and has easy access to local and express subways and crosstown (M96) bus. Sorry, no pieds-à-terre. Transfer fee of 2% paid by seller. First open house Sunday, August 6. Don't miss this one!

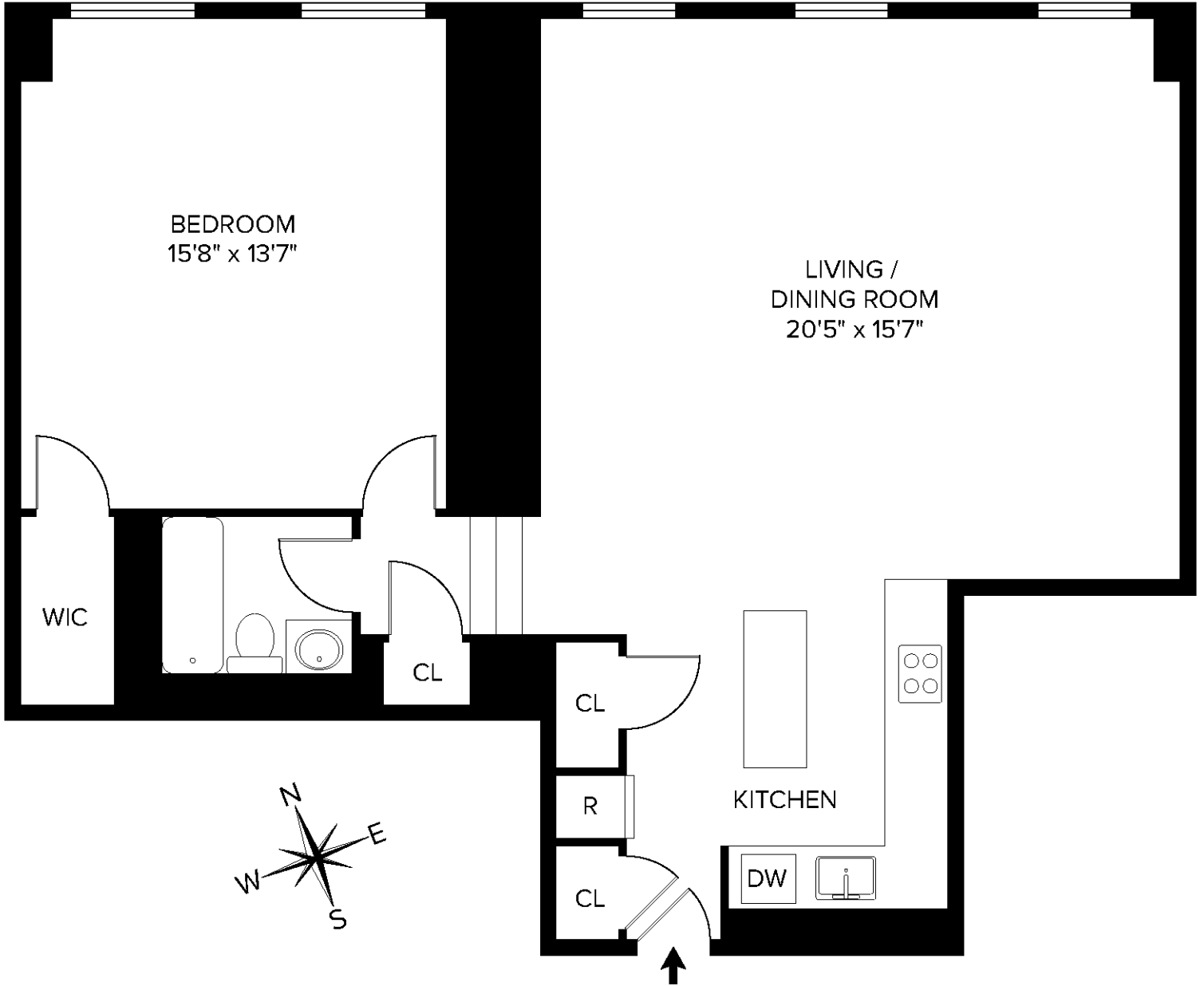


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**305 West 98th Street
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