



166 East 61st Street Apartment 11L

Sponsor Apartment - NO Board Approval
Immaculate Build-out

Junior One-Bedroom Apartment
600 Square Feet*

Number of shares: 231

Purchase price: \$500,000**

Maintenance: \$1140.00

The sale of this spacious NEWLY RENOVATED Sponsor Apartment requires no board approval. It is a high floor unit, which offers amazing light and panoramic views of the surrounding area. The apartment is a glamorous Junior One-Bedroom Apartment, which has been modified to maximize space and comfort.

168 Apartments / Floors: 9 (Low-rise) 21 (Mid-rise) /
Built: 1959 / Converted to Co-op: 1983

Full Service Building with 24 Hour Doorman / Laundry in Building / Pet Friendly / Perfect Pied-A-Terre / Newly Renovated lobby and new Elevator cabs and electronics / Renovation of all building corridors on each floor (including wallpaper, paint, lighting and carpet) in progress.

Move-in condition / Central AC / Beautiful new hardwood floors throughout with Wenge finish / New custom designed open kitchen with granite countertops and back splash / Kitchen outfitted with top-of-the-line stainless steel appliances including GE profile refrigerator / Attractive restoration of metal trim surrounding all windows and doors / New floor to ceiling stone tile bathroom with soaking tub, cast iron sink and vanity, and satin nickel hardware and light fixture / Professionally custom designed and installed closets with door-automated lighting / Additional electrical outlets and cable TV hookups / 37 inch HDTV included.

I am proud to offer an apartment where quality, design, and craftsmanship is of the highest importance. We have teamed-up with a New York area designer, who has created a digital virtual landscape image of the apartment. This artwork, which will be displayed in the apartment, represents a fully furnished space, which can be tailored to your taste and needs. We want to give you the ability to decorate your own space.

With your feedback, we can make this a reality.

This full service building is located at the epicenter of Manhattan's fashionable Upper East Side between 60th and 61st Street on Third Avenue. The entrance is on 61st Street. A garage is located in the building. The neighborhood abounds with great stores and restaurants, with Bloomingdale's one block south.

**Apartment measures 600 sq. ft. of actual living space.*

If measured as a condominium using standard practices, it would be reflected as 670 sq. ft.

***Buyer pays all transfer taxes*

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