

635 West 42nd Street, 4-E

Clinton [Eleventh Avenue & Twelfth Avenue]

Price	\$660,000
Common Charges [monthly]	\$500
R.E. Taxes [monthly]	\$22
Financing Allowed	90%

Apartment Details

Apartment Size	One Bedroom
Square Feet (Approximate)	700
Rooms	4
Bedrooms	1
Baths	1

Building Details

Ownership	Condominium
Service Level	Full Service
Age / Built	Post-war / 2006
Building Type	High-rise
Building Size	46 Floors / 478 Apts.



Apartment Features

Dishwasher, Open Kitchen, Marble Bathroom, Northern Exposure, Walk-in Closet, Wood Floors, Washer/Dryer

Building Details

Courtyard; Garden; Fitness Room; Exercise Studio; Basketball Court; Pool; Laundry Room; Lounge; Billiards Room; Rooftop Deck.

Broker Summary

New luxury condo , with amazing amenities. All of our units are one of a kind. Each has breathtaking double exposures with city and river views from floor to ceiling windows. Apartment Features- * Furnished or Unfurnished * Stainless steel appliances * White oak flooring * Granite countertops in kitchen * Marble bath * Floor-to-ceiling windows with spectacular views * Washer/dryer in the unit * Walk-in closets * White oak and glass pantries Amenities- * 24-hour concierge /Concierge/Valet * Pool * Residents' multi-media lounge and billiards room * Valet services * State-of-the-art fitness center * Yoga/Pilates studio * Fully-landscaped terraces/sundeck * Building-wide wireless Internet system * On-site storage available * Bike Storage * Pet Friendly * Valet Parking Available * Basketball * Bocci Ball * Dry Cleaning Services in Building JUST ADDED: * Free Bicycle Usage * BBQ Grills * Tennis Court * Driving Range * FREE BREAKFAST If you are interested, please do not hesitate to contact us @ 646-416-6846 or on the web at http://www.River2RiverRealty.com/rental_form.php Dan Neiditch River 2 River Realty 646-416-6846 Dan@River2RiverRealty.com www.River2RiverRealty.com

Broker Notes

opportunita' interessante in un new development ad un piano basso. Tasse hanno l'abbatimento. Se si vuole fare un doppio investimento la prossima opportunita' puo' essere messa a reddito



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635 West 42nd Street, 4-E

Clinton [Eleventh Avenue & Twelfth Avenue]

Photo2



Photo4

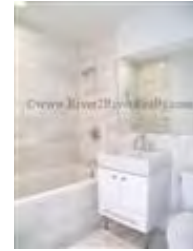


Photo3



Photo5



Photo6



Photo7



Photo8



Thumbnail



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635 West 42nd Street, 15-J

Clinton [Eleventh Avenue & Twelfth Avenue]

Price	\$640,000
Common Charges [monthly]	\$399
R.E. Taxes [monthly]	\$19
Financing Allowed	90%

Apartment Details

Apartment Size	Junior-1
Square Feet (Approximate)	546
Rooms	3
Bedrooms	Studio
Baths	1

Building Details

Ownership	Condominium
Service Level	Full Service
Age / Built	Post-war / 2006
Building Type	High-rise
Building Size	46 Floors / 478 Apts.



Apartment Features

Dishwasher, Open Kitchen, Pullman Kitchen, Marble Bathroom, Stall Shower, Open View, City View, Southern Exposure, Walk-in Closet, High Ceilings, Original Details, Wood Floors, Washer/Dryer

Building Details

Courtyard; Garden; Fitness Room; Exercise Studio; Basketball Court; Pool; Laundry Room; Lounge; Billiards Room; Rooftop Deck.

Broker Summary

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Broker Notes

.... appartamento al 15esimo piano



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Clinton [Eleventh Avenue & Twelfth Avenue]

Photo1

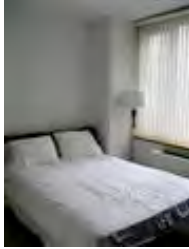


Photo3

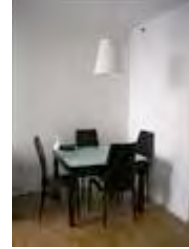


Photo2



Photo5



Thumbnail

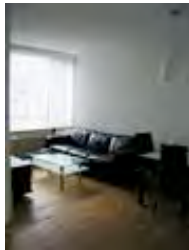


Photo6



Photo7

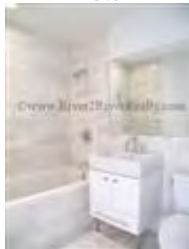


Photo8



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517 West 46th Street, 407

Clinton [Tenth Avenue & Eleventh Avenue]

Price	\$605,000
Common Charges [monthly]	\$477
R.E. Taxes [monthly]	\$50
Financing Allowed	90%

Apartment Details

Apartment Size	One Bedroom
Square Feet (Approximate)	610
Rooms	3
Bedrooms	1
Baths	1

Building Details

Ownership	Condominium
Service Level	Concierge
Age / Built	Post-war / 2006
Building Type	Low-rise
Building Size	7 Floors / 39 Apts.

Apartment Features

Dishwasher, Southern Exposure, High Ceilings, Oversized Windows

Building Details

Garden; Fitness Room.

Broker Summary

This Hells Kitchen/Clinton/Theatre District mint one bedroom one bath home with bright, south facing exposure offering a great layout for openness and abundant closet space. The kitchen is equipped with stainless appliances and granite countertops. The unit offers great city and river view from the shared roof terrace. The neighborhood is very residential and close to the new Hudson River Park. Constructed in 2007, the building has great amenities such as a full-time doorman, public garden, fitness center and storage units and allows pets. There is an additional cost for assessment, \$238.25/month through October 2010.

The Corcoran Group Exclusive Listing.

Broker Notes

altra opportunita' interessante a un piano basso

no picture
available



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517 West 46th Street, 407

Clinton [Tenth Avenue & Eleventh Avenue]

Photo1



Photo3



Photo2



Photo4



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517 West 46th Street, 407

Clinton [Tenth Avenue & Eleventh Avenue]



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Apartment # 407



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150 West 51st Street, 803

Midtown West [Avenue of the Americas & Seventh Avenue]

Price	\$475,000
Common Charges [monthly]	\$300
R.E. Taxes [monthly]	\$325
Financing Allowed	90%

Apartment Details

Apartment Size	Junior-1
Rooms	3
Bedrooms	1
Baths	1

Building Details

Ownership	Condominium
Service Level	Full Service
Age / Built	Pre-war / 1926
Building Type	High-rise
Building Size	21 Floors / 443 Apts.



Apartment Features

Open Kitchen, Chef's Kitchen, Northern Exposure

Building Details

Garage; Fitness Room; Hotel Style Service; Laundry Room; Maid Service; Rooftop Deck; Common Storage Room For A Fee.

Broker Summary

Investment Opportunity ~ Luxury Building 150 West 51 Street Luxury Jr. 1 (already converted to 1 bedroom) the perfect condo sublet. Great Investment Opportunity. call or email for details. easy application process for prospective tenants Luxury Condo in the heart of Midtown West with a 24 hour doorman and concierge service, complimentary fitness center, laundry facilities, valet dry cleaning services and more. Steps from all major public transportation. Centrally located steps from Central Park, Times Square, Rockefeller Center, Radio City Music Hall, Columbus Circle, world famous Ruth's Chris Steakhouse and your selection of fine dining, nightlife and more. Fully furnished home features queen size bed, plush sofa, gorgeous fully equipped granite kitchen with stainless steel appliances and dining bar. Sleek modern bathroom. Home comes fully stocked with linens and bedsheets, as well as a full array of cutlery, utensils, etc. Perfect sublet for 1, 2 or even 3 guests.

Broker Notes

in questo palazzo sono possibili gli affitti a breve termine. Una nostra collega ha un ufficio in questo palazzo e li gestisce lei.



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150 West 51st Street, 803

Midtown West [Avenue of the Americas & Seventh Avenue]

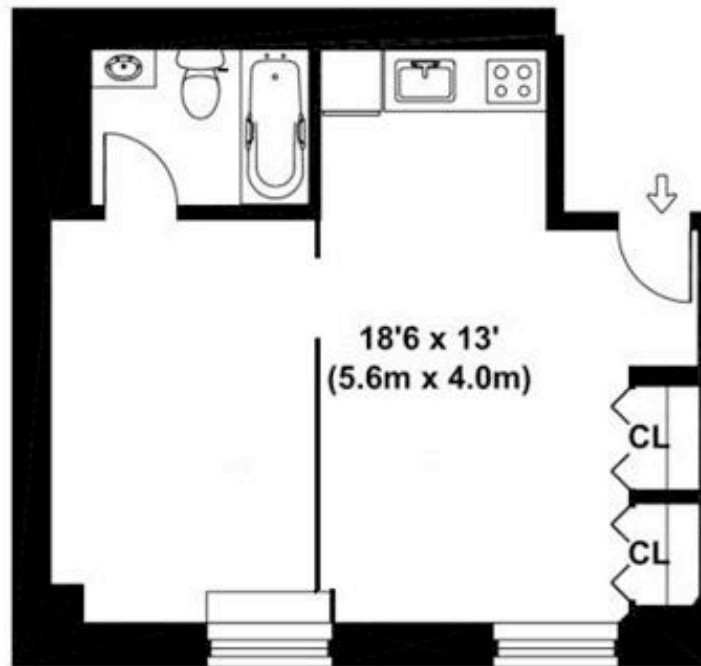


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150 West 51st Street, 803

Midtown West [Avenue of the Americas & Seventh Avenue]



**150 West 51st Street
Floors 8-20, Apartment 3**



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150 West 51st Street, 805

Midtown West [Avenue of the Americas & Seventh Avenue]

Price	\$565,000
Common Charges [monthly]	\$442
R.E. Taxes [monthly]	\$481
Financing Allowed	90%

Apartment Details

Apartment Size	One Bedroom
Square Feet (Approximate)	550
Rooms	3
Bedrooms	1
Baths	1

Building Details

Ownership	Condominium
Service Level	Full Service
Age / Built	Pre-war / 1926
Building Type	High-rise
Building Size	21 Floors / 443 Apts.



Apartment Features

Pullman Kitchen, Southern Exposure

Building Details

Garage; Fitness Room; Hotel Style Service; Laundry Room; Maid Service; Rooftop Deck; Common Storage Room For A Fee.

Broker Summary

Must see! Amazing investment property!! Sleekly renovated one bedroom in luxury, full-service, condo building/ formerly a hotel. This modern one bedroom with south exposure is very bright, and steps from it all! Rockefeller Center, Broadway shows--view of Radio City. New floors, kitchen, appliances throughout. In the heart of Midtown Manhattan. Gorgeous, condo that used to be a hotel has: Roof Deck, Maid Service, Valet, Laundry Service, Health Club on 21st floor, and much more. One block to all train and buses.

The Corcoran Group Exclusive Listing.

Broker Notes

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150 West 51st Street, 805

Midtown West [Avenue of the Americas & Seventh Avenue]

Photo1



Photo3



Photo2



Photo4



Photo5



Photo6



Photo7



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150 West 51st Street, 805

Midtown West [Avenue of the Americas & Seventh Avenue]



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150 West 51st Street, 932

Midtown West [Avenue of the Americas & Seventh Avenue]

Price	\$630,000
Common Charges [monthly]	\$477
R.E. Taxes [monthly]	\$448
Financing Allowed	90%

Apartment Details

Apartment Size	One Bedroom
Rooms	3
Bedrooms	1
Baths	1

Building Details

Ownership	Condominium
Service Level	Full Service
Age / Built	Pre-war / 1926
Building Type	High-rise
Building Size	21 Floors / 443 Apts.



Building Details

Garage; Fitness Room; Hotel Style Service; Laundry Room; Maid Service; Rooftop Deck; Common Storage Room For A Fee.

Broker Summary

Empire State Properties Exclusive Listing.

Broker Notes

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150 West 51st Street, 932

Midtown West [Avenue of the Americas & Seventh Avenue]

Living room



kitchen



bedroom



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411 East 53rd Street, 2-A

Sutton Place [First Avenue & Sutton Place]

Price	\$695,000
Common Charges [monthly]	\$426
R.E. Taxes [monthly]	\$493
Financing Allowed	90%

Apartment Details

Apartment Size	One Bedroom
Rooms	3
Bedrooms	1
Baths	1

Building Details

Ownership	Condominium
Service Level	Full Time Doorman
Age / Built	Post-war / 1959
Building Type	Mid-rise
Building Size	20 Floors / 189 Apts.



Apartment Features

Dining Area, Entry Foyer, Galley Kitchen, Dishwasher, Original Details, Wood Floors, Oversized Windows

Building Details

Garage; Laundry Room; Private Storage.

Broker Summary

Full Service white glove Sutton Place condo 1 BR 1 Bath in triple mint renovation. First time offering. NO BOARD APPROVAL!! Beautiful lobby, hallways and impeccable building with strong financials. Generously sized unit ...Perfect pied a terre, investment, or full time home. NEW Custom kitchen cabinets, stainless steel appliances and counter top, fully renovated bathroom, large parquet floors, new doors, crown molding. EXCELLENT closets & custom paint job. Move right into this superb home. Thick baseboard molding, crownmolding, oversized windows, through the wall a/c ready to be moved into. Also see Unit 11M.....ONE YEAR FREE PARKING IN BLDG IS INCLUDED! Also furniture for unit can be sold separately...

R.P. Miller & Associates Exclusive Listing.

Broker Notes

appartamento a un piano basso con spese contenute a Sutton Place



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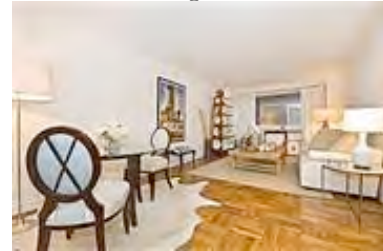
411 East 53rd Street, 2-A

Sutton Place [First Avenue & Sutton Place]

Building Entrance



livingroom



livingroom



kitchen



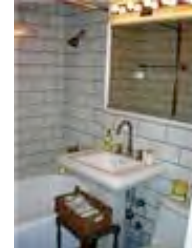
Kitchen



bathroom



Bathroom



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411 East 53rd Street, 2-A

Sutton Place [First Avenue & Sutton Place]



411 EAST 53rd STREET
APARTMENT-2A



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350 East 54th Street, 1-J

Sutton Place [Second Avenue & First Avenue]

Price	\$719,000
Common Charges [monthly]	\$277
R.E. Taxes [monthly]	\$386
Financing Allowed	90%

Apartment Details

Apartment Size	One Bedroom
Square Feet (Approximate)	742
Rooms	3
Bedrooms	1
Baths	1

Building Details

Ownership	Condominium
Service Level	Voice Intercom
Age	Pre-war
Building Type	Low-rise
Building Size	6 Floors / 60 Apts.



Apartment Features

Dining Area, Windowed Kitchen, Dishwasher, Windowed Bathroom, Northern Exposure, Southern Exposure, Original Details

Building Details

Laundry Room.

Broker Summary

Spacious 1 bedroom condominium located in the coveted Sutton Place neighborhood. An entry hallway leads you into this well laid-out and tastefully renovated home. The large living room offers a bounty of beautiful details including elegant floor and ceiling moldings, gorgeous strip hardwood floors, custom lighting, and a partitioned area that can be used as an office, den, or nursery. There is a separate dining area that is perfect for entertaining or hosting large, sit down dinners. The windowed kitchen has been gorgeously renovated with granite countertops, tile flooring, ample cabinet and counter space, and new stainless steel appliances (Bertazzoni stove, LG refrigerator, Jenn-air microwave). The renovated, windowed bathroom boasts an extremely large linen closet. The generous-sized bedroom offers 2 large closets and lovely built-in bookcases. Sunny southern exposures complete the picture. This is a wonderful investment, pied-a-terre, or full time residence. Situated on a quiet tree-lined block and conveniently located close to transportation, shopping, and wonderful restaurants. BEST OF ALL: very low carrying charges and real estate taxes. Pet friendly.

The Corcoran Group Exclusive Listing.

Broker Notes

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350 East 54th Street, 1-J

Sutton Place [Second Avenue & First Avenue]

Photo1



Photo3



Photo2



Photo4



Photo5

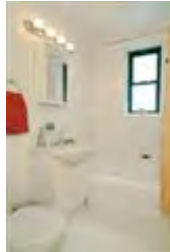


Photo1



Photo2



Photo3

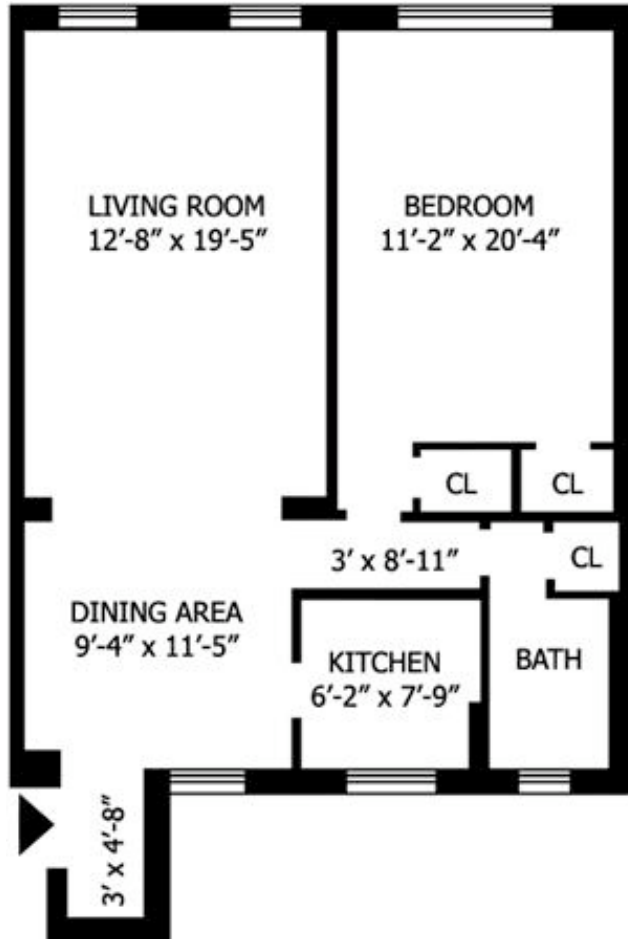


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Sutton Place [Second Avenue & First Avenue]



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540 West 28th Street, 3-E

Chelsea [Tenth Avenue & Eleventh Avenue]

Price	\$790,000
Common Charges [monthly]	\$672
R.E. Taxes [monthly]	\$53
Financing Allowed	90%

Apartment Details

Apartment Size	One Bedroom
Square Feet (Approximate)	776
Rooms	3
Bedrooms	1
Baths	1

Building Details

Ownership	Condominium
Service Level	Concierge
Age / Built	Post-war / 2008
Building Type	Mid-rise
Building Size	13 Floors / 88 Apts.

Apartment Features

Dishwasher, Washer/Dryer

Building Details

Garden; Health Club; Laundry Room; Rooftop Deck.

Broker Summary

If you feel you can never find enough closet space in a 1 bedroom, we think you'll be pleasantly surprised when you see this! This is where industrial luxury reigns. Enter Bohemia Nouveau. Built in deference to the artistic narrative of Chelsea's most important artists, architects, and poets, 540 W 28th fuels the life you should be living in New York's most modern neighborhood. Settle into one 540 W 28th's 88 homes and experience the re-thought industrial world that pairs sleek lacquered surfaces, raw floors, and sunken fixtures with Subzero refrigerators and a Bertazzoni range. Amenities include an Art Yard, Curated and attended lobby, Concierge by Abigail Michaels, Rooftop, 421-A Tax Abatement and fitness center.

Halstead Property Exclusive Listing.

Broker Notes

appartamento a un piano basso in un new development di Chelsea. le spese sono abbatute

no picture
available



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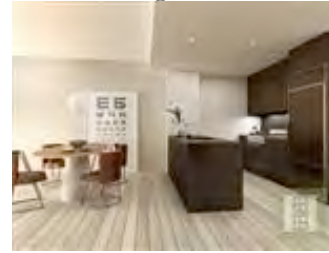
540 West 28th Street, 3-E

Chelsea [Tenth Avenue & Eleventh Avenue]

Original 1



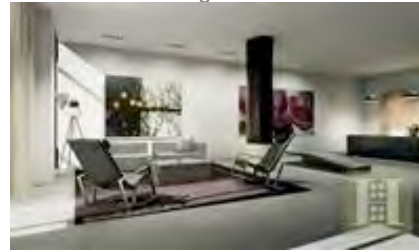
Original 3



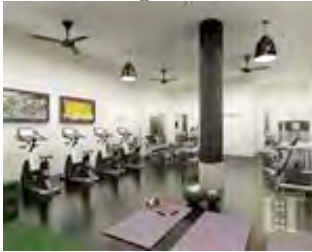
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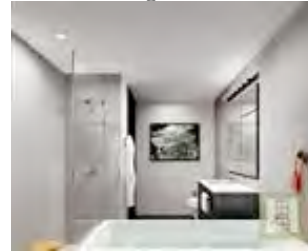
Original 4



Original 5



Original 6



Original 7



Original 8

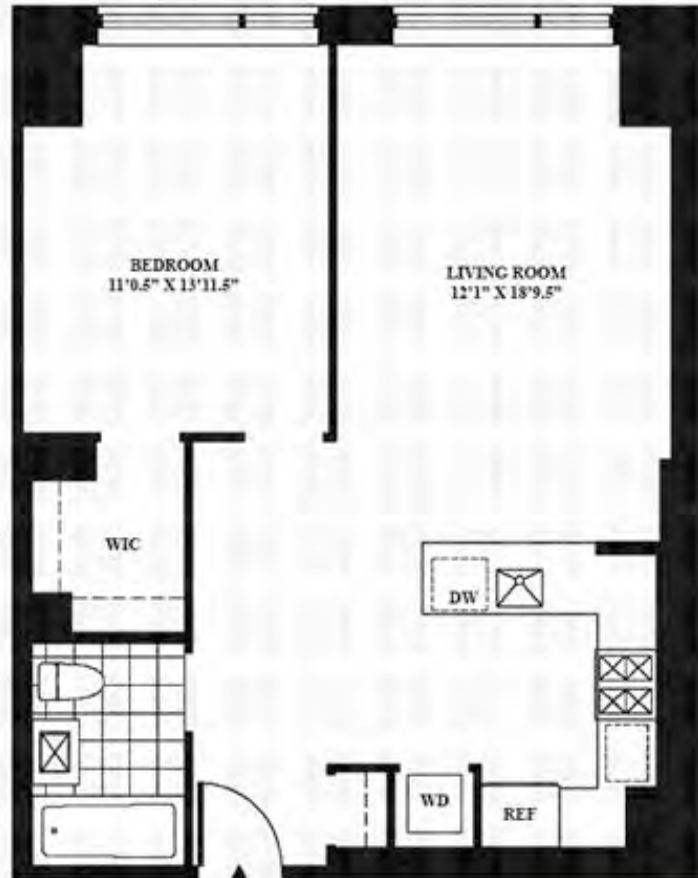


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540 West 28th Street, 3-E

Chelsea [Tenth Avenue & Eleventh Avenue]



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Halstead Property Exclusive Listing.

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445 West 19th Street, 2-C

Chelsea [Ninth Avenue & Tenth Avenue]

Price	\$595,000
Common Charges [monthly]	\$440
R.E. Taxes [monthly]	\$453
Financing Allowed	90%

Apartment Details

Apartment Size	One Bedroom
Square Feet (Approximate)	548
Rooms	3
Bedrooms	1
Baths	1

Building Details

Ownership	Condominium
Service Level	Video Intercom
Age / Built	Post-war / 1988
Building Type	Mid-rise
Building Size	10 Floors / 71 Apts.



Apartment Features

Open Kitchen, Southern Exposure, Wood Floors

Building Details

Bicycle Room; Garden; Laundry Room; Rooftop Deck.

Broker Summary

Don't miss out on this great south facing Condo One Bedroom in the heart of Chelsea. The apartment features a very spacious bedroom, a pass-thru kitchen, generous closets and hardwood floors. The building has a beautifully landscaped roof deck, bicycle storage, laundry facilities, newly renovated lobby and hallways, and a live-in super. Just steps away from the new High Line Park, galleries, restaurants and close to everything Chelsea and Meatpacking District have to offer. Perfect home or pied-a-terre, with low monthlies this deal is hard to beat..!!

Avenue Real Estate Exclusive Listing.

Broker Notes

appartamento a un piano basso di Chelsea



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445 West 19th Street, 2-C

Chelsea [Ninth Avenue & Tenth Avenue]



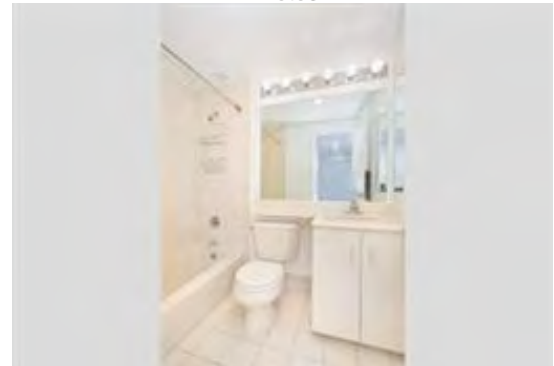
Photo1



Photo2



Photo3



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445 West 19th Street, 2-C

Chelsea [Ninth Avenue & Tenth Avenue]



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85 Avenue A, 8-B

E. Greenwich Village [East 5th Street & East 6th Street]

Price **\$780,000**
 Common Charges [monthly] \$175
 R.E. Taxes [monthly] \$450

Apartment Details

Apartment Size Loft
 Rooms 2
 Bedrooms Studio
 Baths 1

Building Details

Ownership Condominium
 Service Level Voice Intercom
 Age / Built Post-war / 1988
 Building Type Low-rise
 Building Size 8 Floors / 32 Apts.



Apartment Features

Galley Kitchen, Dishwasher, Northern Exposure, Southern Exposure, East Exposure, Penthouse, Terrace, Private Roof, Walk-in Closet, High Ceilings, Oversized Windows

Building Details

Rooftop Deck.

Broker Summary

East Village Penthouse Loft with Panoramic Views and a Private Roof Terrace! This CONDO loft is splendidly located in the heart of the East Village just 1 block from Tompkins Square Park. The apartment is flooded with light and has direct breathtaking views of the Empire State and Chrysler Buildings to the North, and the Williamsburg Bridge and beautiful steeple of The Most Holy Redeemer Church to the East. Formerly a one bedroom, this converted open loft features stained hardwood floors, a walk-in closet, classic black & white tiled bathroom, galley kitchen with dishwasher and a PRIVATE ROOF TERRACE with stunning panoramic views of the Manhattan skyline. 85 Avenue A is a highly sought after building with an elevator, full time super and a gorgeous common landscaped roof deck with views of downtown. The building is also home to Takahachi, one of the best sushi restaurants in the city and Juicy Lucy's juice & coffee bar. The CC+Taxes are extremely low making this the ideal investment property or pied-a-terre. IMPORTANT NOTE: All cash purchase or private financing reqd. Banks won't finance due to low owner occupancy.

Prudential Douglas Elliman Exclusive Listing.

Broker Notes

questo appartamento e' all'ottavo piano. Ha le spese basse e ha una terrazza molto grande (60mq) con bellissime viste della citta'



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85 Avenue A, 8-B

E. Greenwich Village [East 5th Street & East 6th Street]

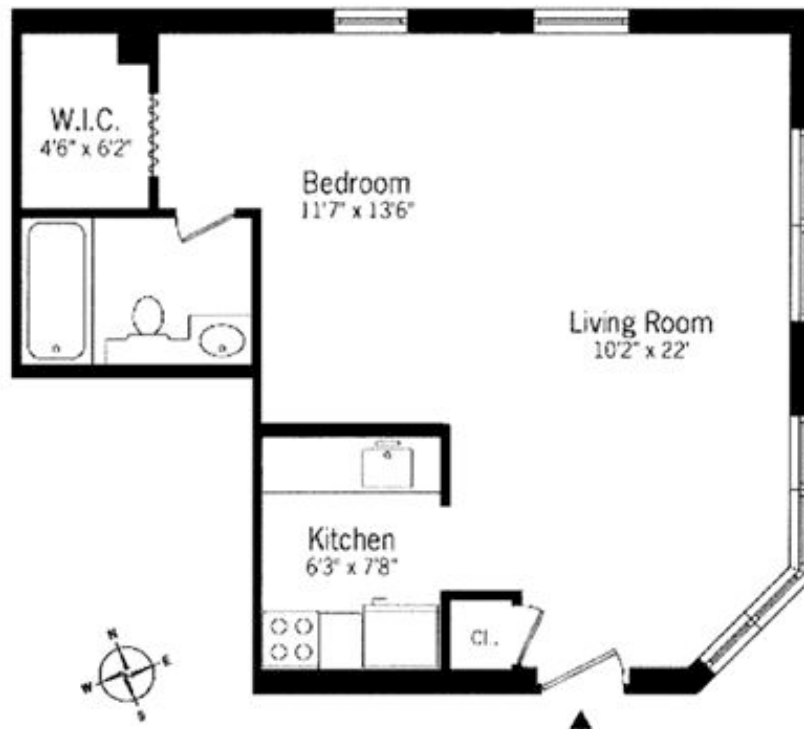


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85 Avenue A, 8-B

E. Greenwich Village [East 5th Street & East 6th Street]



85 Avenue A



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