



## 1st Resale 1BR 1BA at One Murray Park facing beautiful ...

11-25 45th Ave 4C Queens NY 11101

It will not last!! The first resale 1BR facing the beautiful park at One Murray Park Condo. South facing, bright at all times, this large 730 sq ft 1BR 1BA has an amazing view of the beautiful Murray Playground, looking out to the trees in both living room and bedroom. You will love to call it home. Other features include oak flooring with dark brown finishes throughout. Beautiful gallery kitchen with quartzite countertop, ceramic tile backsplash, all stainless steel Fisher & Paykel, GE appliances and custom cabinetry. The bathroom with white porcelain tiles and a deep soaking tub. Washer/dryer in the unit. Extremely low common charge, 15 years 421-A tax abatement, great opportunity for investor. One Murray Park is a boutique condominium with 45 units situated across the street from the beautiful Murray Playground. Amenities include a fitness center, a common roof deck with BBQ grill, a library and bike storage. Part time doorman and pet friendly. One block away from the Court Square station subway with 7, G, E, M train which E & M will take you to Manhattan in one stop. Less than a 5 minute walk to MOMA's PS1 and some of the best restaurants that LIC has to offer. Short walk to banks, gourmet supermarkets, post office and much more. Please contact listing agent for private showing.

Square Feet: 730

Bedrooms: 1

Bathrooms: 1

Price: \$755,000

Common Charges: \$445

Taxes: \$76



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AC Units

Dishwasher

Doorman

Elevator

Fitness Center

Garage

Highspeed Internet

Roof Deck

Southern Exposure

