



## Exquisite Sunny 2BR/2BA Resale at One Hunters Point

5-49 Borden Avenue 3M Queens NY 11101

Just reduced, best price in LIC at \$799 psf! This absolutely gorgeous new resale 2BR 2BA at One Hunters Point, with 1248 sq ft interior plus balcony and dual (South [living room] and North [bedroom]) exposures. Owner further enhanced the unit with more luxury elements such as the beautiful hardwood floor, updated all the solid doors, added crown moldings thru out, California walk-in closet and customized kitchen cabinetry-- all these truly make it one-of-a-kind! Modern chef kitchen features stainless steel appliances: Liebherr refrigerator, double deck Fisher & Paykel stainless dishwasher and DCS stainless steel heavy duty stove and a full size pantry. Sun drenched living room with huge floor to ceiling windows showcasing the magnificent bridge and city views. Custom "blackout" window treatment, Bosch washer/dryer comes with the unit. Low common charge at \$686 only and a 421-A tax abatement. Unit is in pristine condition and it's a perfect place to call home! One Hunters Point Condo is a mid-rise modern luxury building at a prime location in LIC, amenities include 24/7 doorman, super, residence lounge, gym, and common outdoor area with BBQ grills and fire place. One block walk to 7 train Vernon Blvd subway station, 1 stop to Grand Central Manhattan.

Square Feet: 1173	Bedrooms: 2	Bathrooms: 2
Price: \$939,000	Common Charges: \$686	Taxes: \$27



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AC Units	Balcony	Dishwasher
Doorman	Elevator	Fitness Center
Hardwood Floors	Outdoor Space	Southern Exposure



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