



Industry 2G

21-45 44th Drive 2G Queens NY 11101

IMMEDIATE OCCUPANCY! The G line is a split 2 bedroom, 2 bathroom home layed out over a well thought out 1,022 square feet of living space. This layout lends itself to maximum privacy as the 2 bedrooms are on opposite ends of the apartment. The guest bedroom measures a very comfortable 13'9 x 10 and the guest bathroom is located directly outside of the bedroom. The master suite is a very large 16'4 x 10'11 and it also features a private bathroom. As you might expect the master bathroom does have a double sink, the floors and walls are italian porcelain tile, marble countertops, and a linen closet. The main room of the apartment, the living/dining room, is a wonderful space that can comfortably accomodate a dining table and your living room set. If you love to cook this is a kitchen you will really enjoy. It features all top of the line stainless steel appliances, real oak cabinetry, generous counter space, and abundance of storage. Come home to the kind of luxurious amenities that you expect. All this, just a few minutes from Manhattan. FHA and Fannie Mae approved. Sales Office Hours: Monday: 11am-7pm Tuesday: 11am-7pm Wednesday: CLOSED Thursday: 11am-6pm Friday: 11am-5pm Saturday & Sunday (Open House): 1pm-4pm, 4-5pm by Appt

Square Feet: 1022	Bedrooms: 2	Bathrooms: 2
Price: \$699,000	Common Charges: \$732	Taxes: \$64



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AC Units	Balcony	Cable/Satellite TV
Deck	Dishwasher	Doorman
Eastern Exposure	Elevator	Fitness Center



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