



## Upgrades @ 3BR- 2.5BA 2-Story Townhouse

1A Long Island City NY 11101

SUPERIOR UPGRADES AT 3 BR -2.5 BA TWO-STORY w/ PRIVATE YARD at GRIFFIN TOWNHOUSE Revel in an upscale urban lifestyle in this perfect Smart Home fully upgraded with sophisticated features in this unique one-of-a-kind Townhouse located within a mere 2 blocks of LIC's vibrant waterfront community. The GRIFFIN Townhouse is a triplex condominium built 2018 where Unit 1A is a 2-level lower residence extending from a magnificent 2,316 sf. total interior to an astounding 1,111 sf. outdoor space. Truly a home of finesse and functionality for this outstanding home of 3 bedrooms and 2.5 bathrooms that includes a large family room, all masterfully detailed with quality finishes and the utmost in technology. Also incredibly low taxes and common charges! On the main level, a serene ambiance of total privacy emanates from the commodious living and dining room as the ceiling-to-floor windows and sliding glass door give a soothing view of the 'floating' balcony deck that overlooks the vast private patio with lounge and outdoor dining area surrounded by natural stone walls and Cedar fences. Beautiful customized cabinetry for the living room's media unit w/ integrated lighting. The ultra-sleek open kitchen brings awe with the add-ons of Miele M-Touch Appliances (Touch Screen + Smart Chef Features), pantry w...

Square Feet: 1710

Bedrooms: 3

Bathrooms: 2.5

Price: \$2,785,000

Common Charges: \$697

Taxes: \$1,046



Mae Liew

646-460-6667

[mae@modernspacesnyc.com](mailto:mae@modernspacesnyc.com)

Multi Level



ModernSpaces / 47-42 Vernon Blvd / Long Island City, NY 11101  
718.784.1110 / [Modernspacesnyc.com](http://Modernspacesnyc.com)