



Rare 1 Bed & Home Office Heart of LIC The Industry

21-45 44th Drive 6K Long Island City NY 11101

New to market for 2016- An opportunity to get into high this high end condominium in the heart of Court Square in LIC. An amazing sense of space this large 1 Bed & Home Office can comfortably accommodate a full nursery or guest Bedroom, offering a dedicated window with open views, individually controlled Heat/Air in the room, & a gorgeous detailed glass sliding door for complete privacy. □ Master bedroom is a very well appointed bedroom offering □ a large closet & easily supports a King Size Bed. This beautifully executed residence features high 10' ceilings, a private balcony with wide open views & partial Western views of the Manhattan skyline. A Sleek & stylish open kitchen boasts high end stainless steel appliances, cream colored Silestone counter tops & custom hand-made cabinetry. Designer bathroom features a rare double-sink, soaking bathtub, & a large storage storage closet. Ventless Bosch Axxis Washer & Dryer in the apt. Deeded very large private storage cage-- comes exclusively with 6K as a bonus. **Parking is an additional \$80,000- dedicated indoor parking space with this apartment. □ Apartment is truly in immaculate condition. 15 year 421-A tax abatement thru 2026. Additionally, the buyer will save approx \$15,000 in closing costs with the seller covering the ...

Square Feet: 814

Bedrooms: 1

Bathrooms: 1

Price: \$965,000

Common Charges: \$777

Taxes: \$22



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