



The Industry LIC-2F

21-45 44th Drive 2F Queens NY 11101

READY FOR MOVING IN ! Apartment 2F is ONE OF THE MOST AFFORDABLE AT THE BUILDING - split 2 bedroom, 2 bathroom CONDO (NEW CONSTRUCTION) layed out over a well thought out 1,025 square feet of living space. The focus of this layout is privacy; the very spacious guest bedroom and guest bathroom are located on the eastern end of the living room, and your master suite is located on the western side. The oversized master suite includes your very own private custom bathroom outfitted with a double sink (his / hers sink) , fine italian porcelain tile, beautiful marble countertops, and unique linen closet. Are you a chef...or aspire to be one? You will really enjoy the designer custom kitchen featuring all stainless steel large size appliances, rich dark oak cabinetry, very very generous counter space, and abundance of storage. All this, just a few minutes from Manhattan. FHA and Fannie Mae approved. 15 years tax abatement , 421 A Storage cages and parking for sale, gym, roof top, doorman, public backyard (over 1000 sq feet of space) One stop on E train from manhattan (from E 53 and lex to court square) Sales Office Hours: Monday: 11am-7pm Tuesday: 11am-6pm Wednesday: CLOSED Thursday: 11am-6pm Friday: 11am-6pm Sales Director (Andy Dimakopoulos) e-mail : andy@modernspacesnyc.com

Square Feet: 1022	Bedrooms: 2	Bathrooms: 2
Price: \$749,000	Common Charges: \$732	Taxes: \$64



Andy Dimakopoulos
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AC Units	Dishwasher	Doorman
Elevator	Fitness Center	Garage
Garden/Patio	Hardwood Floors	Roof Deck



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