



## The Industry LIC

21-45 44th Drive 5G Queens NY 11101

IMMEDIATE OCCUPANCY! The G line is a split 2 bedroom, 2 bathroom home layed out over a well thought out 1,025 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

Square Feet: 1025	Bedrooms: 2	Bathrooms: 2
Price: \$808,500	Common Charges: \$797	Taxes: \$69



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AC Units	Dishwasher	Doorman
Elevator	Fitness Center	Garden/Patio
Hardwood Floors	Roof Deck	Southern Exposure



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