



**525** east 12<sup>th</sup> street

## Building Information

- Condominium
- New Construction
- 6 Floors
- Washer and Dryer in each unit
- Private storage bins
- 10 years tax abatement
- Camera security T.V.
- Pets allowed
- Self controlled HVAC for each unit

### Garden Duplex

This garden duplex is one of the most unique properties in downtown and resembles Townhouse living.

Dramatic entry leads into an extraordinary double height living room with walls of windows overlooking a private landscaped garden. There is an enormous chic Italian SCIC chef's kitchen equipped with top of the line appliances that include Subzero fridge, Wolf Range, Zephyr exterior vent that removes all cooking odors, Miele D/W and Marvel wine cellar. It opens to the living room through a quartz Caesar stone countertop.

The upper floor occupies the mezzanine /family room and sunny south facing bedrooms that give onto Sauer Park.

The master bathroom includes spacious en-suite bathroom with double sink and Neptune tub. The second bathroom is furnished with green glass tiles and natural stone.

A Family room/ mezzanine provide a unique overlook from above to the Living room and garden and provides for Washer and Dryer and a large WIC.

Rooms	Features	Offered
<ul style="list-style-type: none"> <li>• 5 Rooms</li> <li>• 2 Baths</li> <li>• 2 Bedrooms</li> <li>• Powder room</li> <li>• Mezzanine/Family Room</li> <li>• 1628 Square Feet interior</li> <li>• 700 Square feet exterior</li> </ul>	<ul style="list-style-type: none"> <li>• High ceiling</li> <li>• South and North exposures</li> <li>• Double Height ceiling</li> <li>• Gourmet Chef's kitchen</li> <li>• Oak wood Floors</li> </ul>	<ul style="list-style-type: none"> <li>• Price: \$1,795,000</li> <li>• Common Charges: \$989</li> <li>• R.E. Taxes: \$171</li> <li>• Financing: Max</li> </ul>

### Penthouse Duplex

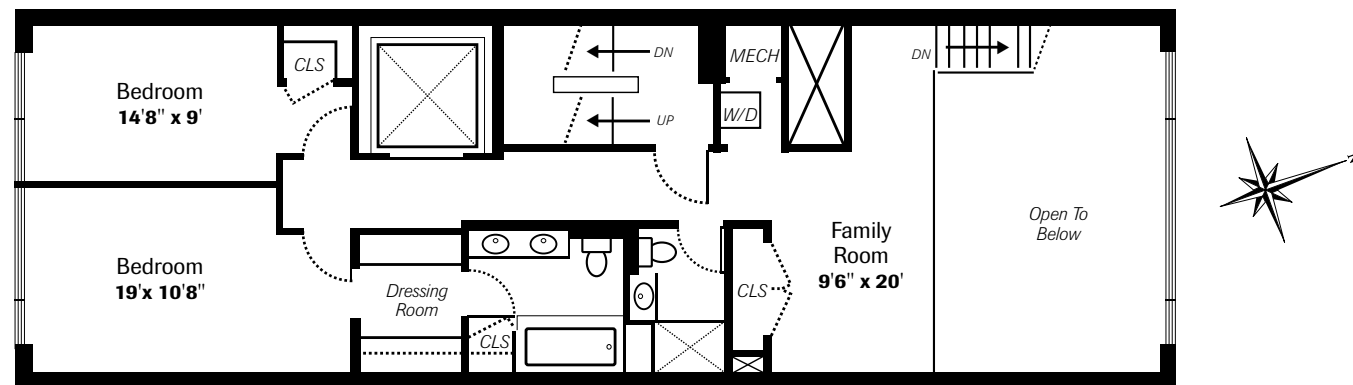
The penthouse is a fantastic floor through, south facing two bedroom two baths loft that can be made into much larger unit with the additional 1035 sq ft of air rights sold with the property.

Connected through an internal staircase, the private roof deck has open views of the city, East Village and the Empire state building.

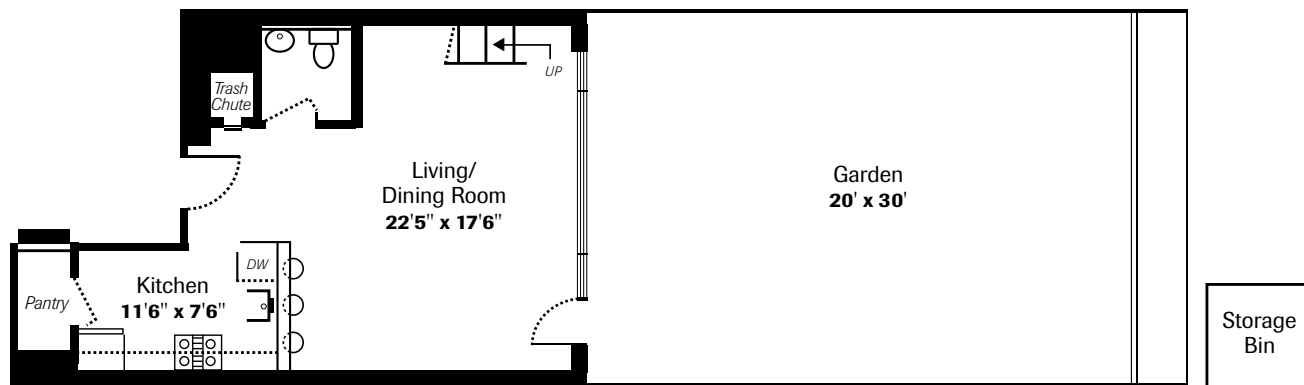
The chef's Kitchen opens to the living room through a stone quartz counter top and enjoys seamless Italian SCIC cabinetry, Wolf range, Subzero refrigerator, Miele d/w, Marvel wine cellar and a Zephyr vent.

Wide "picture frame" windows look south directly to Sauer Park. On the other side of the floor, the bedrooms section faces the surrounding gardens and includes balcony, Neptune tub in the master bath and glass tiles shower with natural stone in the second bath.

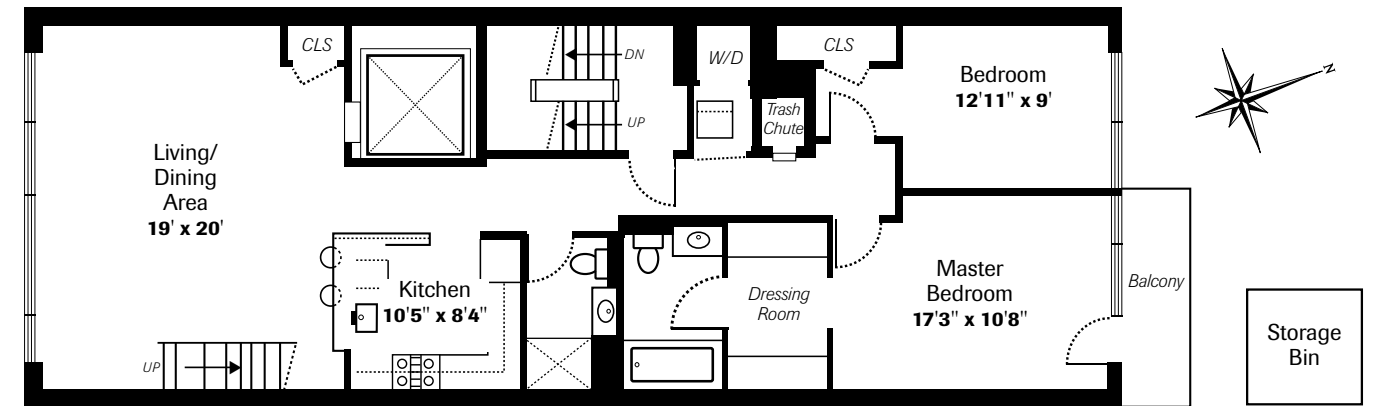
Rooms	Features	Offered
<ul style="list-style-type: none"> <li>• 4.5 Rooms</li> <li>• 2 Baths</li> <li>• 2 Bedrooms + Balcony</li> <li>• 1295 Square feet</li> <li>• 1100 Square feet roof</li> </ul>	<ul style="list-style-type: none"> <li>• 1035 Square feet of air rights</li> <li>• South and North exposures</li> <li>• High ceiling</li> <li>• Gourmet Chef's kitchen</li> <li>• Oak Wood floor</li> </ul>	<ul style="list-style-type: none"> <li>• Price: \$1,595,000</li> <li>• Common charges: \$893</li> <li>• R.E. Taxes: \$200</li> <li>• Financing: Max</li> </ul>



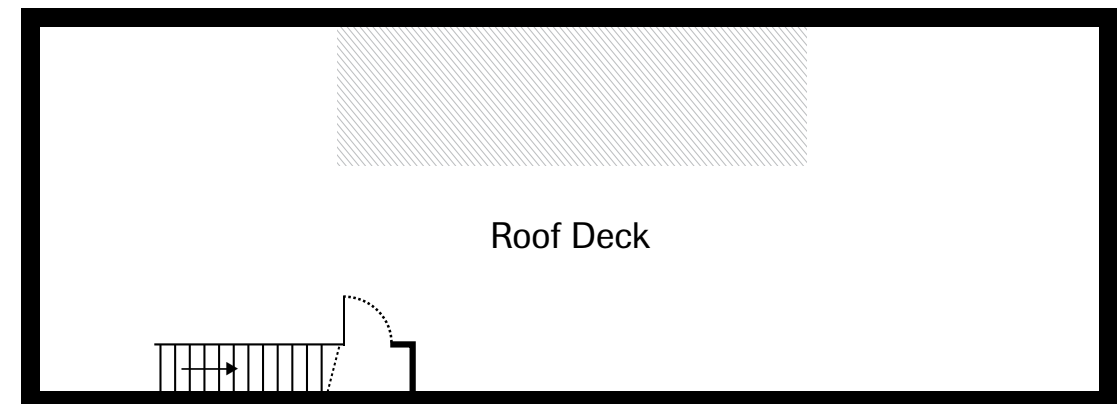
Second Floor



Garden Floor



Penthouse



Roof Deck

Web I.D.:1191308

Web I.D.:1191310





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