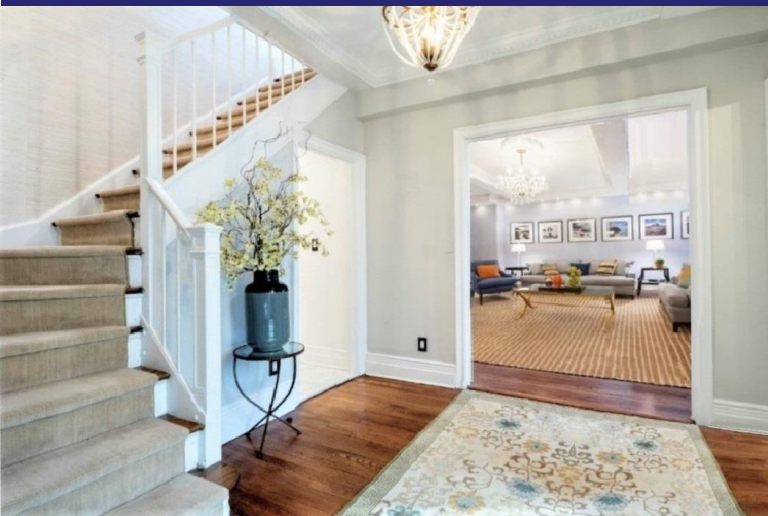


*A private entrance on a rare cul-de-sac.
The ultimate Manhattan Luxury*

444 East 52nd
Street

MAISONETTE C
BEEKMAN PLACE | MIDTOWN EAST



444 East 52nd Street

MAISONETTE C BEEKMAN PLACE | MIDTOWN EAST

Asking: \$2,249,500

Maintenance: \$4,686 (60% Deductible)

3-Bedrooms | 2.5 Baths | Duplex Maisonette | ~2,300 FT²

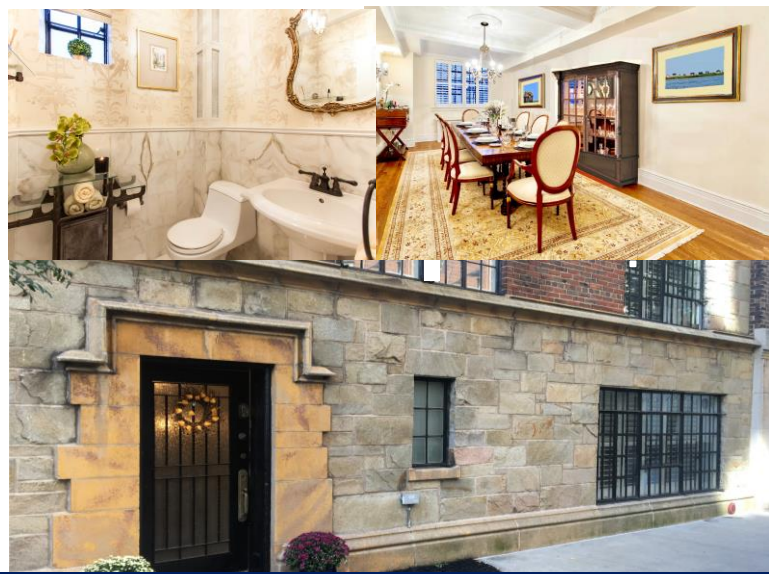
Welcome home to this beautiful, luxury duplex Maisonette, a one-of-a kind property with a private entrance off a cul-de-sac, offering a rare level of prestige and privacy in Manhattan. Like that of an elegant center hall colonial, you enter to a central foyer with staircase from which opens to almost 2,300 square feet across 8 spacious rooms on two floors. There are grand living and entertaining spaces on the first floor, along with a powder room, a study and a laundry room. Upstairs, there are 3 bedrooms and 2 bathrooms. Through out the home you will find coveted pre-war details and luxury upgrades.

OPPORTUNITY FOR 3 - 4 BED/3.5 BATH CONVERSION The size and layout of the home allow for a unique flexibility to customize the space to suit diverse buyer needs. Construction to reconfigure the floorplan with 3-4 bedrooms is straightforward and cost effective. As would be reconstructing an original bath on the first floor, increasing the count to 3.5. Detailed plans, renderings and construction quotes available by request.

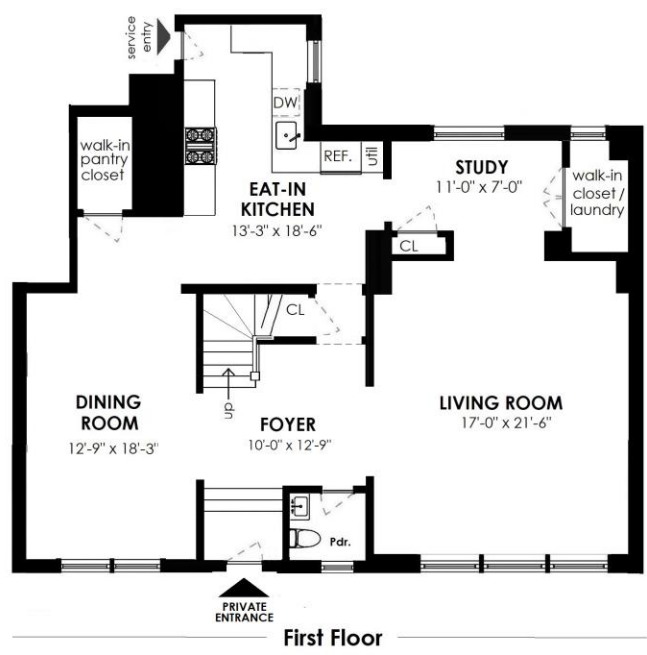
BUILDING & LOCATION Built in 1929, 444 E. 52nd Street is a boutique, full-service co-op with lots of character and beautiful details. It feels tucked away from the hustle and bustle, yet is only a few blocks from the business center. Public transportation and a wonderful array of restaurants and shopping are within a few blocks. The building has excellent financials.

Coop Policies: Pets & Pied-a-Terre allowed | No Sublets | Gifts & Co-Purchase Considered | 20% minimum down payment.

Features: Turn-key, 8-Room Duplex | Private Entrance | Service Entrance | Hardwood Floors | Pre-War Details | 9+ ft. coffered ceilings | Foyer | Dining Room | Eat-in Kitchen | Dishwasher Granite Counters | Professional Stainless Steel Appliances Marble Baths | Study | Staff Quarters | Ample Closets, incl. 3 walk-ins | Central AC | In-Unit Laundry



CURRENT FLOOR PLAN



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FIRST FLOOR EN-SUITE BEDROOM + 3RD BATH
FLOORPLANS & DETAILS



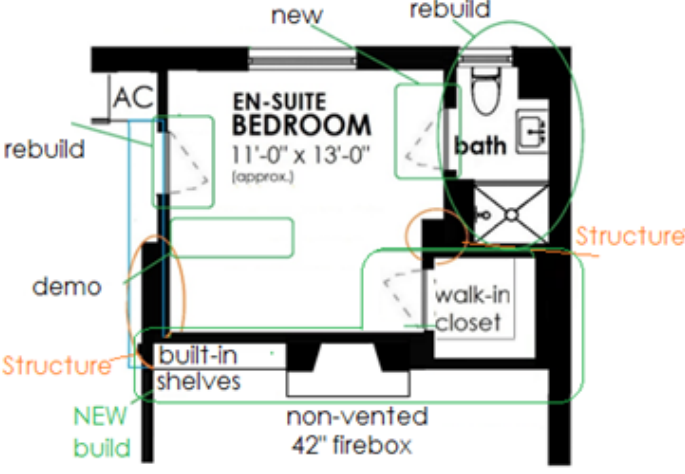
Current Floorplan



Alternative Floor Plan
3-Bedrooms & 3.5 Baths

CONSTRUCTION COSTS

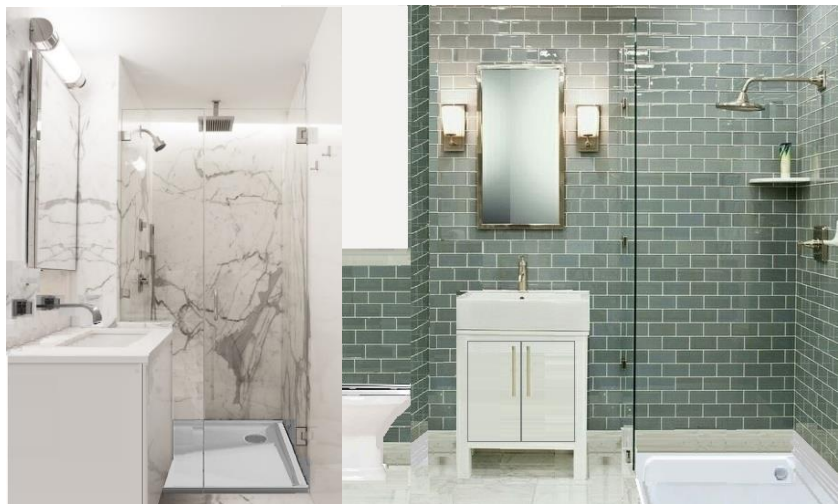
ELEVATIONS



Living Room: New feature wall w/fireplace, built-ins & paneling



3rd FULL BATHROOM: new en-suite, windowed bathroom w/ shower. Modern white marble & gray subway alternatives



Quote:
\$27.5K labor & materials
\$5-7.5K engineer, permitting
\$5-7.5K HVAC*
\$40K TOTAL

Full details are available by request for all quoted work. Construction & Engineering by licensed & insured providers. Materials list available. Some photos show optional upgrades to fixtures.
* Note: HVAC quote includes changes to ducting required by new bedroom design + extension of current central air system to the front bedroom + both bathrooms on 2nd floor.

SECOND FLOOR ALTERNATIVES



Alternative Plan: Grand Master Suite



Alternative Plan: 4 Bedrooms

ORIGINAL FLOORPLAN

from the SELECT REGISTER OF APARTMENT HOUSE PLANS

444 East 52nd Street | Original Plan Townhouse No. 1

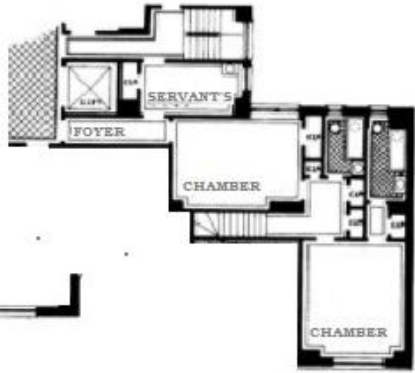
9 Rooms | 3 Baths, Extra Lavatory | 2-Master's Chambers | 2 Servant's Quarters

Plot: 90'-3" x 100'-5"
10-Story & Pent House Building
Adjoining the East River
Architect: DePace & Junter
Builder: Babor-Commeau & Co., Inc.
Built: 1929



FIRST FLOOR

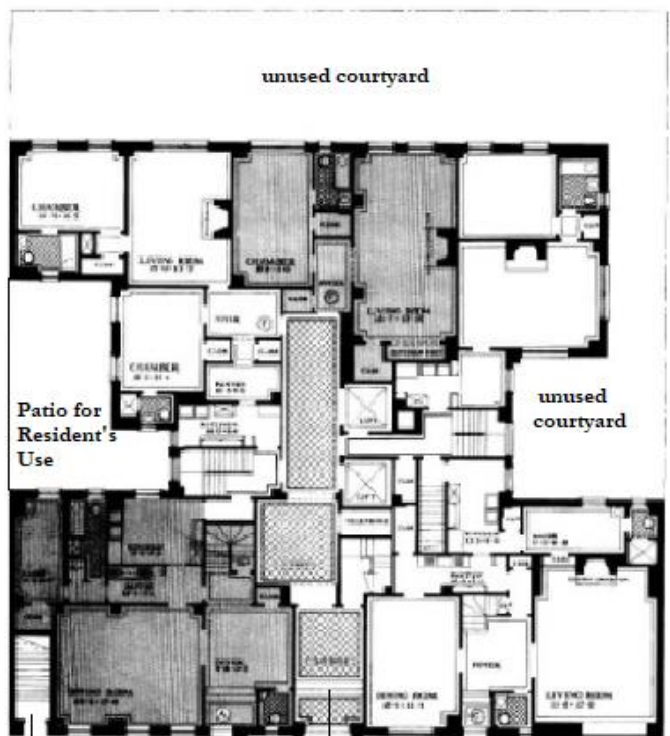
Lower Level Townhouse 1



SECOND FLOOR
Upper Level Townhouse 1

444 East 52nd Street | Original Plan

FIRST FLOOR



Maisonette A
#446 East 52nd St.

444 E. 52nd St.
Service Entrance

444 E. 52nd St.
Main Lobby &
Entrance

Maisonette C
444 E. 52nd St., TH-1
or 442 E. 52nd St.