

# 444 East 52<sup>nd</sup> St. #C9

BEEKMAN | MIDTOWN EAST



*the* **H. BECH TEAM**  
OPTIMAR INTERNATIONAL REAL ESTATE



# 444 East 52<sup>nd</sup> Street, UNIT C-9 | CO-OP

## BEEKMAN | MIDTOWN EAST

**Asking: \$1,149,500**

**Maintenance: \$2,860 (49% Deductible)**

**Bedrooms: 2 | Baths: 2 | Dining Room**

**Ft<sub>2</sub>/Mt<sub>2</sub>: 1,200/112 (aprx)**

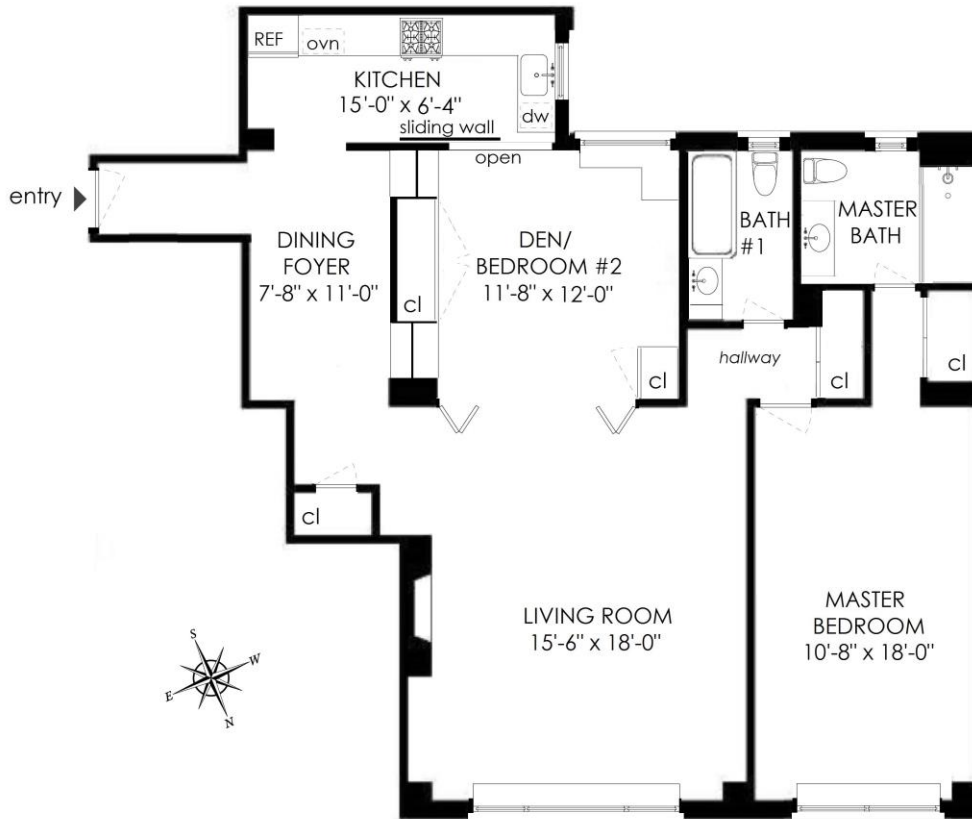
**BUILDING FEATURES:** Pre-war | Doorman | Live-In Super | Elevator | Pet Friendly | Laundry Room | No-Sublets Allowed

**UNIT FEATURES:** Recently Renovated | Foyer | Dishwasher | Stainless Steel Appliances | Dining room | Walk-in closet | Hardwood floors High ceilings | Granite kitchen | Marble Bath | Central AC

Welcome home to this triple-mint condition luxury 2-bedroom, 2-bathroom pre-war co-op uniquely located near the end of one of Manhattan's few cul-de-sacs, in the Beekman neighborhood of Midtown East. This spacious ~1,200 sqft. home has been completely renovated with top of the line finishes and a seamless blend of classic and modern styles. Located on a high floor, with Northern and Southern exposure, there is a window and sunlight in every room, including the kitchen and both bathrooms. There are gorgeous original oak hardwood floors, refinished in a dark stain, throughout the home, as well as pre-war details like high, beamed ceilings and original wrought iron windows.

This home is set up as a pied-a-terre for the current owners who have made it perfect for entertaining by creating flexible spaces that open by sliding walls. You enter a spacious foyer, with custom mosaic tile floor, that can serve as an intimate dining area or reception area with its built-in bar. This space opens to the oversized Living Room with wood burning fireplace, recessed lighting and custom walnut built ins. Adjacent is the second bedroom which can do double duty as a large dining space when needed, with a murphy bed, walls that slide to open it entirely to the Living Room and a sliding door to open a large pass through to the kitchen. NOTE: An alternate floor plan is provided that more evenly divides the foyer and bedroom/dining space into truly separate rooms, should an owner need a dedicated second bedroom. This plan also benefits from an option to open the kitchen up and potentially add a breakfast bar.

444 East 52<sup>nd</sup> Street is a full service, intimate Pre-War Co-Op with 51-units, 24-hr doorman and elevator attendant, as well as a live-in super. Built in 1929, the building is full of character and features beautiful pre-war details. Uniquely located near the end of a tranquil cul-de-sac that overlooks the East River, it is close to public transportation, and a wonderful array of restaurants and shopping. Pied-a-terre and pets allowed. Sublets are not.



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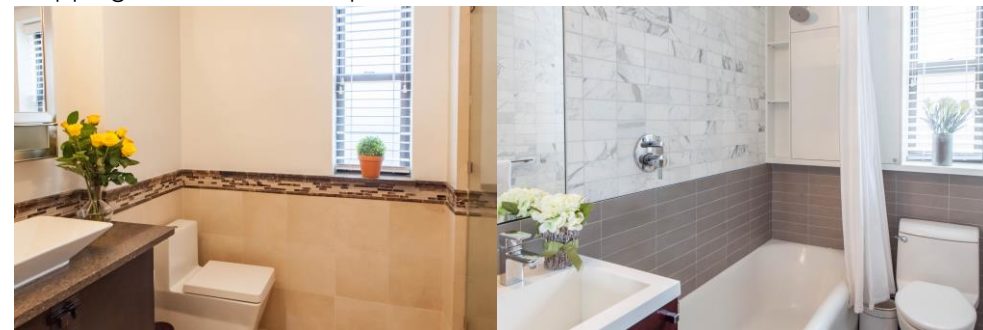
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**DONALD FLYNN**

Licensed Real Estate Salesperson



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