



137 EAST 28th STREET #3D
KIPS BAY | 1 BED, 1 BATH CO-OP | ASKING: \$649,500

100% Of our Listings have sold at a new record price vs. comparable units in the same building

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the H. BECH TEAM
OPTIMAR INTERNATIONAL REAL ESTATE

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Asking: \$649,500

Maintenance: \$1,032 (60% Deductible)
Layout: 1 Bedrooms, 1 Bath Size: ~650 sqft.

BEAUTIFUL, NEWLY RENOVATED HOME COMBINING
MODERN FEATURES & COVETED DETAILS
OPEN FLOOR PLAN & **PRE-WAR**



Brand New spa-like bathroom with a gorgeously pampering, multi-spray rain shower system. Luxury details abound, from the high-quality finishes and fixtures, to dimmers on every light switch and even a towel warmer.



A gut renovated, open concept, windowed kitchen w/ bar seating, full-size stainless-steel appliances and granite counters.



Quiet, King Sized Bedroom with a **HUGE** Closet



Spacious Living Room with multiple layout options, incl. this one with a round dining table & large sofa

BOUTIQUE PRE-WAR CO-OP

Take the elevator to the lushly planted roof deck where you can kick back on a lounge chair to enjoy **ICONIC SKYLINE VIEWS**

Co-op Details: Pre-war | Video Intercom | Live-In Super | Elevator | Roof-Deck & Garden | Laundry Bike Storage | Cats & Service Animals Only | No Pied-a-terre | Sublets after 2-yr residency for 2 out of every 3 years w/ Board Approval | Minimum 20% Down

LOCATION, LOCATION, LOCATION

Kips Bay is a **CONVENIENT & VIBRANT** neighborhood. Great restaurants, nightlife, gyms & shopping are at your doorstep.

And it's just 1 block to The **6** & TWO to **MADISON SQUARE PARK**