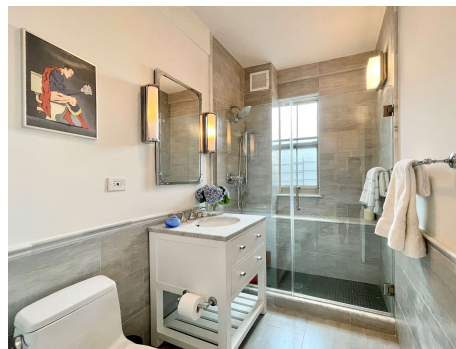


170 West 74th
Street

#1005-06
LINCOLN SQUARE | UPPER WESTSIDE



170 West 74th Street

Residence #1005-06

LINCOLN SQUARE | UPPER WESTSIDE

Asking: **\$1,750,000**

Maintenance: \$2,670 (incl. \$900/mo seller incentive)

2-Bedrooms | 2 Baths | Pre-war Cooperative | ~1,150 FT²

Welcome home to this stunning, mint condition, bright, rarely available 2 bed, 2 bath pre-war coop in a perfect Upper West Side location convenient to transportation, parks, shopping, and all other neighborhood amenities.

With its corner vantage and 17 windows, including in both bathrooms, all rooms in this home bask in natural light all day long, have wide open views towards Central Park and iconic architecture while also boasting near total privacy from neighboring eyes. A recent luxury, gut renovation combined coveted pre-war design elements like 10-foot-high beamed ceilings, appropriate moldings, exposed brick and dark hardwood floors, with an open concept floorplan and modern luxuries including a large island kitchen, an en-suite Primary Bedroom, white marble bathrooms and mud room with laundry. This modern classic home is as perfect for entertaining as it is daily family living.

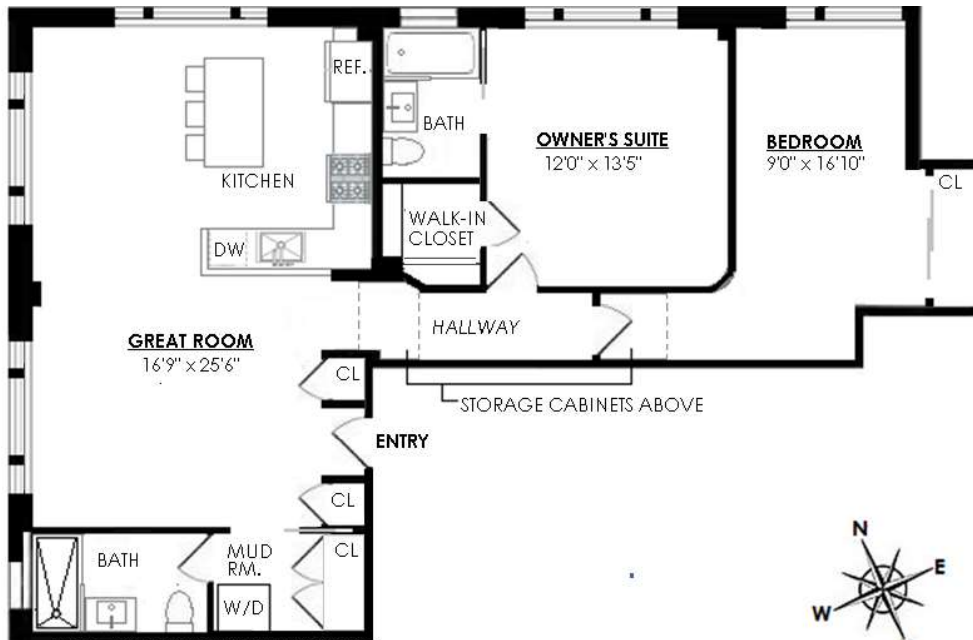
Your new home is located on the 10th floor of the Berkeley, a full-service pre-war co-op built in 1913 as a hotel. There are 12 floors, 150 units, 3 Elevators, 24-Hour Door staff, Live-in Super, Laundry and on-Premise management. The building is run like a condo with lenient sublet, approval and financing policies.

Coop Policies: Unlimited Sublet Policy | Pied-a-Terre allowed Gifts & Co-Purchase Allowed | No Flip Tax | 10% minimum down payment | Pet Policy: Dogs Case by Case, Cats Allowed, Service Animals Allowed

Features: Turn-key, 5-Room Corner Simplex | Recent Gut Renovation | 10th Floor | 17 windows, all with Open Views Hardwood Floors | Pre-War Details | 10 ft. beamed ceilings Open Concept Layout | Great Room with Open, Island Kitchen | Dishwasher & Microwave | Quartz Counters Stainless Steel Appliances | Garbage Disposal | Windowed, Marble Baths | En-Suite Primary Bedroom | Overhead & Recessed Lighting | Walk-in Closet | Mud Rm. | In-Unit Laundry



FLOOR PLAN



NOTE: all measurements are estimates for indicative purposes only



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