

apartment 7-D | \$625,000 | mt. \$1389 monthly | 50% financing permitted

corcoran.com & comitini.com listing #1412327

Live in a classic designed by Emery Roth and completed in 1927 for the pre-war period's premiere builders, Bing & Bing. Located just off Sutton Place, this is a charming one bedroom, one and a half bath unit, that's pin drop quiet, facing the rear, but over the rooftops so its very sunny too. The en-suite master bath was recently updated; plus it features, 9 foot beamed ceilings, with windows in the kitchen, bath and powder room. Its proportions are gracious, as is the white glove service of this well run building. This is a solidly built classic New York City co-op apartment house, that never goes out of style.

approximately 800 square feet

1 bedrooms & 1 ½ bathrooms

windowed kitchen

dining alcove

renovated marble master bath

north & west corner exposures

9 foot, beamed ceilings

storage bin

two walk-in closets

full-time attended lobby

pet friendly building



435 East 57th Street

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peter comitini | *corcoran*
corcoran group real estate

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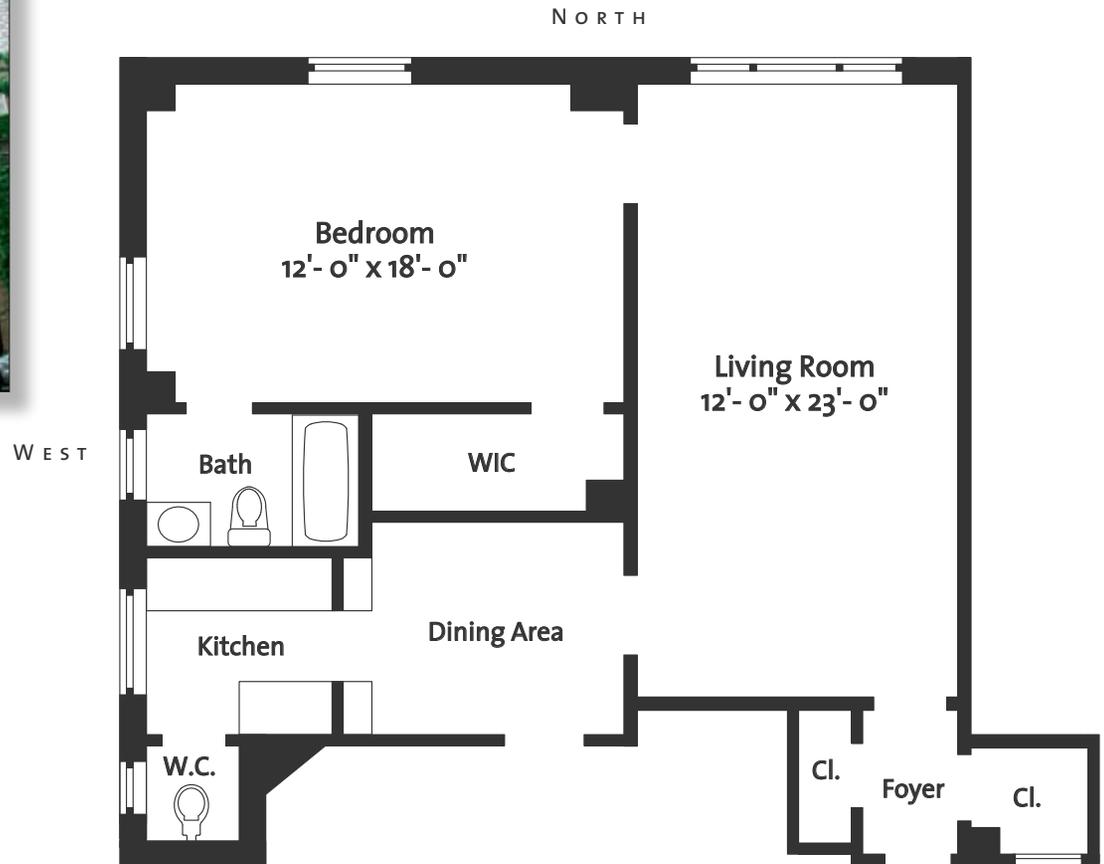


*Understated, pre-war elegance,
 designed by noted Architect
 Emery Roth in 1927 for Bing & Bing;
 developers who were famous for
 their solidly built apartment houses,
 which re-defined city living
 in the roaring twenties.*

PURCHASE COST ANALYSIS

purchase price	\$625,000
down payment 50%	\$312,500
mortgage amount	\$312,500
monthly mortgage (5.75%—30 year term)	\$1,824
maintenance (28% tax deductibility)	\$1,389
monthly out-of-pocket	\$3,213
tax bracket	38.5%
monthly tax savings	\$726

NET MONTHLY COST OF OWNERSHIP	\$2,486



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof; subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions are approximate. For exact dimensions you must hire your own architect or engineer.

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