

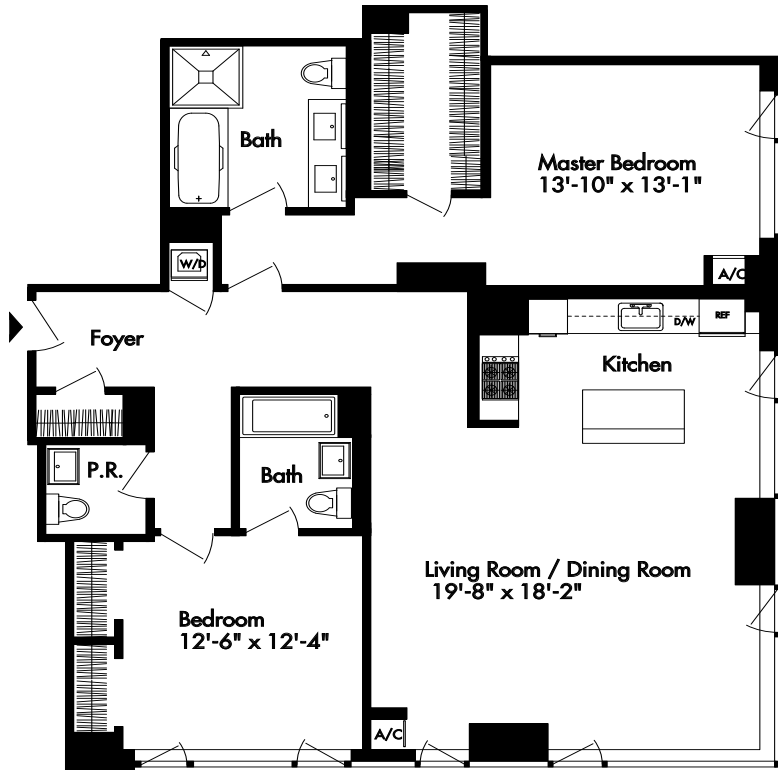
**apartment 17C at the Cielo is represented for sale at \$2,000,000
exclusively by peter comitini of the corcoran group**



Cielo

450 east 83rd street, apartment 17C

\$2,000,000 • taxes \$95 • cc \$1,467 • corcoran.com & comitini.com web i.d. 1374365



FEATURES:

two bedrooms
two and a half baths
sweeping city views
1527 square feet
split-bedroom layout
10' ceilings

floor to ceiling windows
triple mint kitchen
central air
washer dryer
california closets
pet friendly
gym and kid's playroom

purchase cost analysis

mortgage and monthly costs

purchase price: \$2,000,000
down payment: 20%
mortgage interest rate: 6%
length of mortgage: 30 years
mortgage amount: \$1,600,000
monthly mortgage: \$9,592.81
common charge: \$1,467
monthly taxes: \$95
monthly out-of-pocket: \$11,155

tax bracket and net monthly cost

tax bracket: 38.5%
monthly tax benefit: \$1,962

net cost of ownership: \$9,193

Enjoy sweeping views of the Upper East Side from a dramatic living room, with floor to ceiling glass windows and 10' ceilings, that make this spacious, two bedroom condo, feel even larger. Its south and east exposures provide a sunny home all day long, while the skyline sparkles after sunset. This mint condition, modern, corner apartment, is a thoughtfully laid-out split bedroom, that is exquisitely detailed with designer fixtures, glass tile and rich stone finishes. Even the chef's kitchen has an outstanding view from its huge wall of windows. It features appliances by Wolf, Miele, Sub-Zero, and a generous supply of wood cabinets. Both bedrooms feature California closets with a huge master walk-in and en-suite baths; plus there's a powder room for guests. The 'Cielo' is a new luxury development, just completed in 2006. Building features include a gracious reception area with concierge, resident's health club, and a kid's play room. It's pet friendly, with on-site parking available too.

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CORCORAN

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