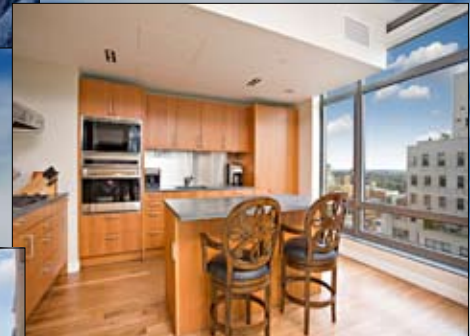


**apartment 17C at the Cielo is represented for sale at \$2,000,000  
exclusively by peter comitini of the corcoran group**



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.

**peter comitini**

vice president



**CORCORAN**

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