



245 East 50th Street, Suite 4A  
New York, NY 10022

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*One Bedroom, One Bath, Brand New Appliances, Washer & Dryer, Den, Private Storage, and an Oversized 700 SQFT Garden Terrace!*

## For Sale

309 East 49th Street

1-B

Size: 1 Bedroom - 1 Bath

Offered At \$998,000

Common Charges \$1,421

Tax/Maint \$1,109

### Apartment Features:

Did you ever think you could live in the middle of Manhattan with an open garden? Well, its TRUE! This 880 sqft one bedroom one bath has a 700 sqft terrace! It's a perfect fit for city life, the outdoors, and those with pets who have the goal of making the home their own. When entering, the living area with high 9'5ft ceiling makes for a cozy, roomy area perfect for lounging and entertaining. The spacious residence is even more conducive with loads of extra storage space— whether you're solo, a couple, or a family, this home suits any and all.

### Building Features:

309 East 49th Street a luxury condominium with 22 stories, 86 units, and was built in 1982. The building features 24-hour doorman, concierge, elevators, fitness center, is wired for Verizon FIOS, and has live in resident manager. The building is pet-friendly, financially strong, and allows for pied-a-terre and corporate ownership.

### For More Information Please Call:

**Miho Hanato**

**O:212-421-6408 & C:917-969-3687**

**Email:miho@btnewyork.com**

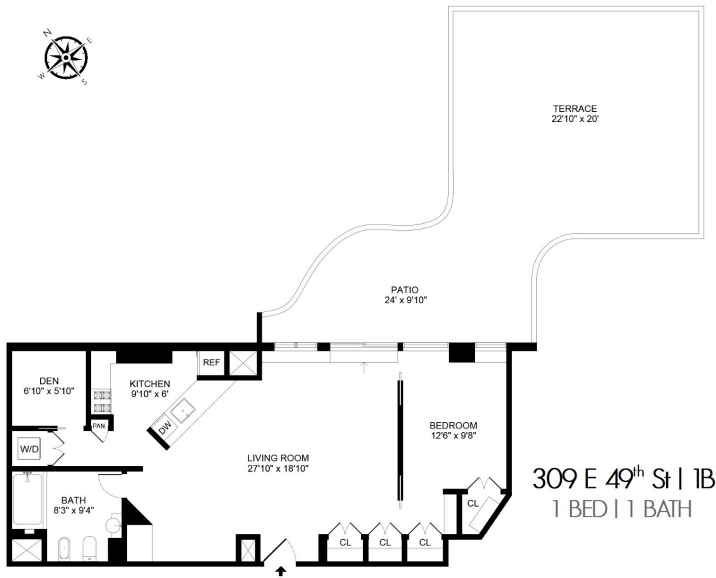
**JR Rivera**

**O:212-421-6408 & C:917-848-1623**

**Email:jr@btnewyork.com**



## Floor Plan



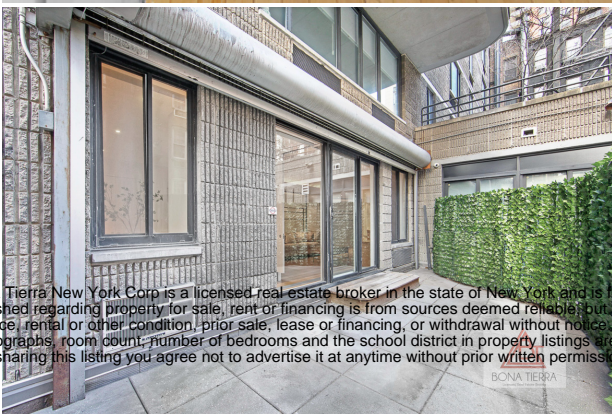


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