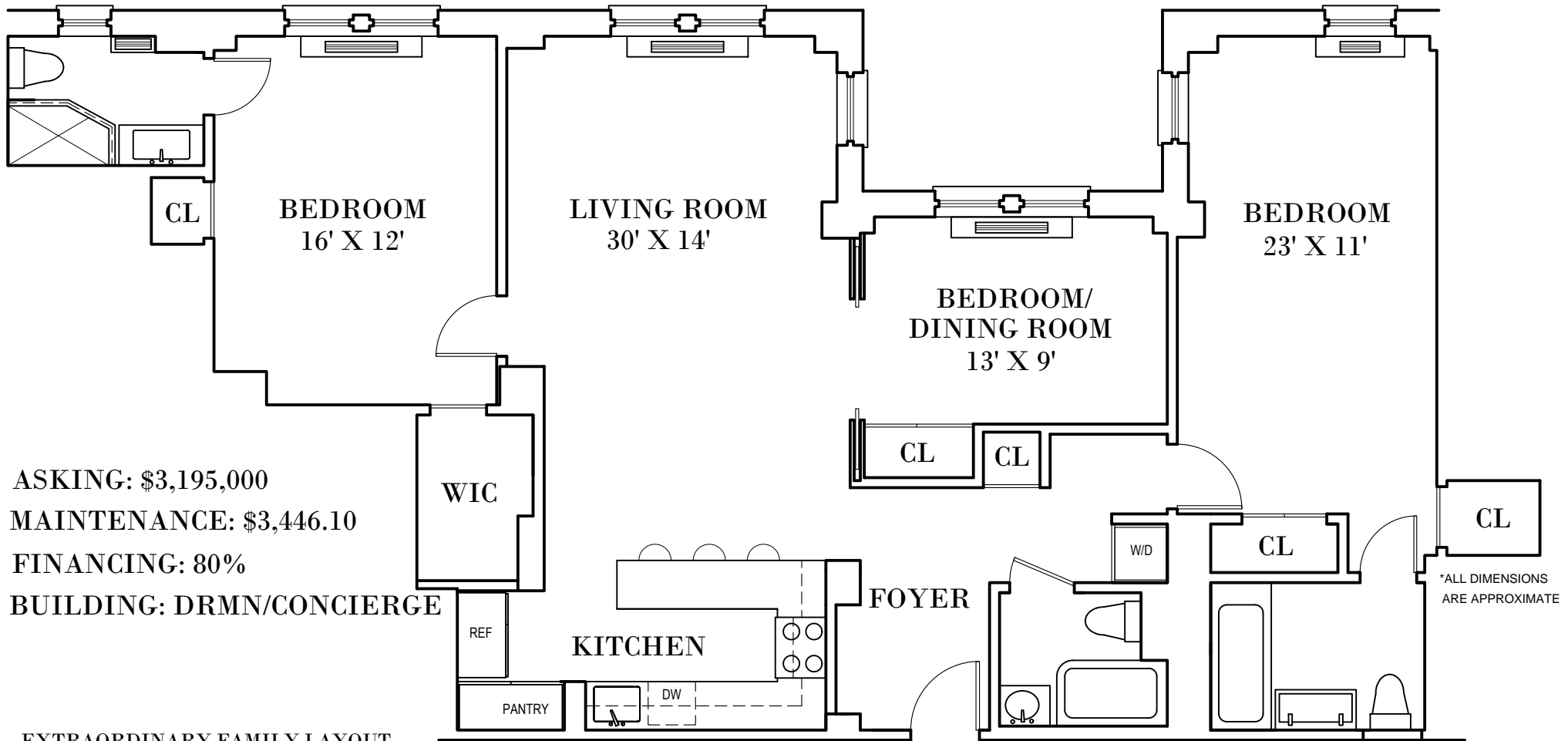


THE PARK ROYAL

23 WEST 73RD STREET - APARTMENT 1409

SWEEPING NORTH CITY & PARK PANORAMAS



ASKING: \$3,195,000

MAINTENANCE: \$3,446.10

FINANCING: 80%

BUILDING: DRMN/CONCIERGE

*ALL DIMENSIONS ARE APPROXIMATE

- EXTRAORDINARY FAMILY LAYOUT
- MAGNIFICENT & METICULOUS RENOVATION
- BREATHTAKING CITY & PARK PANORAMAS FROM EVERY ROOM
- SPECTACULAR DESIGNER KITCHEN WITH TOP APPLIANCES INCLUDING A SUB ZERO REFRIGERATOR, WOLF OVEN, COOKTOP & MICROWAVE
- MIELE WASHER/DRYER
- EXQUISITE NEW WHITE OAK FLOORS, HIGH-BEAMED CEILINGS & CROWN MOLDINGS
- PIED-A-TERRAS, CO-SIGNING & SUBLETTING ALLOWED WITH BOARD APPROVAL / PETS PERMITTED
- PREMIER LOCATION & BUILDING WITH DOORMAN & CONCIERGE, NY SPORTS CLUB, PLAYROOM, BICYCLE ROOM, WIFI & STORAGE LOCKERS

EXCLUSIVE BROKER:
CAROL E. LEVY
 212.580.7270
carol@carolelevy.com
WWW.CAROLELEVY.COM