

517 West 46th Street Unit 501

Gold Coast Capital Resources, LLC

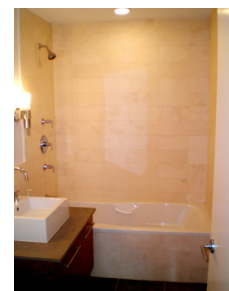
Sale Price: \$900,000
2 Bdrm, 2 Bath
Approx. 1131 s.f.

Appliances by:
GE Stainless Steel
Bosch Washer-Dryer
Video Security



Monthly CC's: \$1,326*
Approx RE Taxes: \$250**
With 421-A Tax Abatement

Doorman
Pet Friendly
Private Storage
Common Roof & Garden Space



BEST PRICED NEW CONSTRUCTION 2BD/2BTH CONDO 1131 Sq.ft. SPLIT 2BD LAYOUT

Take advantage of the best priced True 2 bedroom condo in midtown west at 517 west 46th st. This 1131 sq ft Home was smartly designed with a generously proportioned split bedroom layout, 2 gorgeous limestone baths with heated tile floors, open kitchen featuring balsatino volcanic stone counters & stainless steel appliances, and the best part; a 60 sqft terrace facing south.

No detail was overlooked in this luxury home... brand new oak floors were just put in to compliment the unit that is just flooded with light. Storage is not an issue with 4 oversized closets (5 including washer/dryer closet) + a private storage locker in the lower level. There is 7 years left on the 10 year 421A tax abatement (taxes approx \$250/mo, cc's \$884).

This full service condo features a 24 hr doorman/concierge, on-call super, outdoor garden, rooftop deck, storage & fitness room.

*An assessment of \$442 was added to the common charges for the next 6 months. Common Charges will be \$884 when assessment is over.

** 7 years left on 421a 10 year tax abatement

Alexander Leder

Licensed Real Estate Agent

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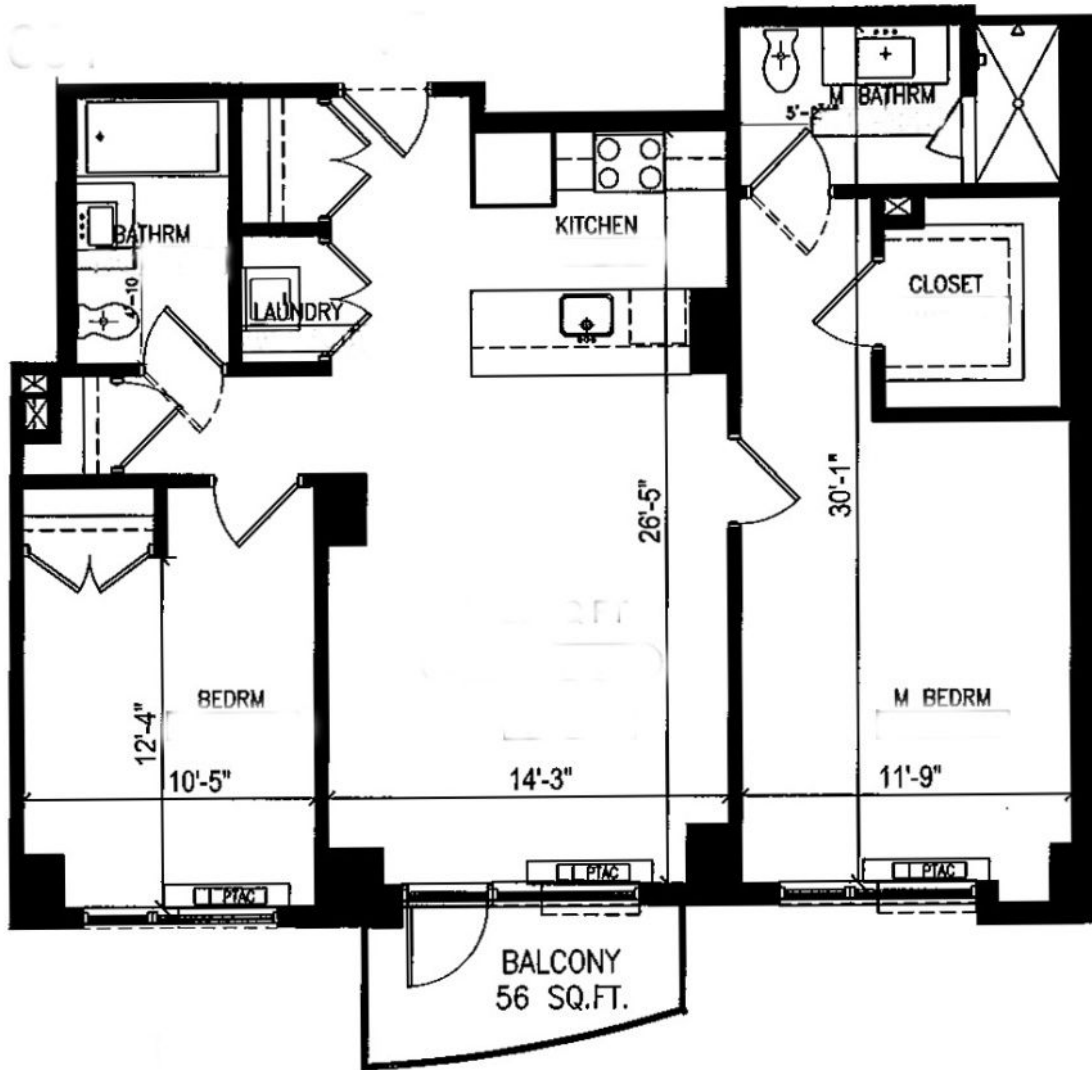
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