



**25 SUTTON PLACE S UNIT 2L**

25 SUTTON PL S, NEW YORK, NY 10022

**\$739,000**

*150 Years*

**JOHN D WOOD & CO.**

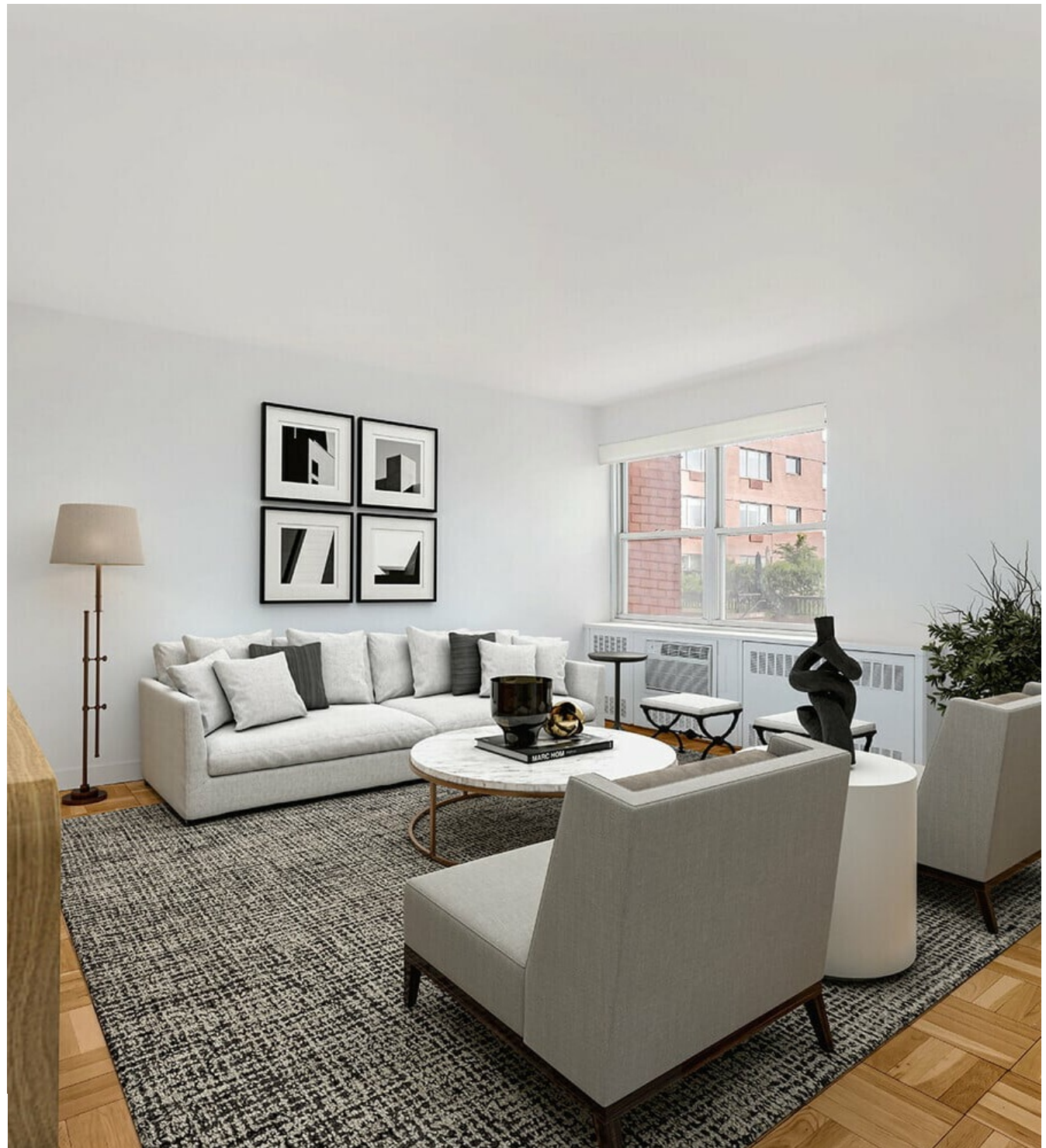
London, Country & International Property

## 25 SUTTON PLACE S UNIT 2L

25 SUTTON PL S, NEW YORK, NY 10022

Elegant One-Bedroom with Office & East River Views in Sutton Place Welcome to this expansive one-bedroom, one-and-a-half-bathroom residence in the heart of Sutton Place, offering breathtaking views of the East River and a thoughtfully designed layout perfect for both comfortable living and stylish entertaining. Upon entry, a gracious gallery welcomes you with generous closet space. The large living room is bathed in natural light and offers unobstructed views of the East River, creating a serene atmosphere throughout the day. Just off the gallery, a dining alcove provides the perfect setting for hosting dinner parties or enjoying everyday meals.

**\$739,000**



The kitchen has been newly renovated, featuring marble countertops, sleek cabinetry, and modern appliances - a dream for any home chef. A separate office space offers the flexibility to work from home in comfort and privacy. The king-sized bedroom easily accommodates additional furniture and includes abundant closet space. The bathrooms have been beautifully refurbished. Newly refinished hardwood floors flow throughout the home, enhancing its refined charm. This sophisticated home is located in a full-service building in one of Manhattan's most distinguished neighborhoods. A rare find - combining space, light, views, and timeless elegance. 25 Sutton Place South, Cannon Point North is a very well-run full-service co-op with a highly attentive staff, including 24-hour doorman and live-in superintendent. The building just completed a full renovation of the lobby and hallways. In addition, the building has installed a new security system, electrical upgrades, and a new roof. The building has an in-house gym, two laundry rooms, basement storage, bike room and a garage. A unique feature of Cannon Point North is the fabulous private garden where residents can relax on the beautifully landscaped, fully outfitted terrace overlooking the East River. The low maintenance fee includes electricity and gas.



Shareholders benefit from discounted cable, internet and phone as well as discounting parking in the attached garage. There is a 2% flip tax payable by the Purchaser. Building allows 50% financing. Sorry, dogs are not permitted but cats are allowed.

