



233 E 70TH STREET UNIT 10T

233 E 70TH ST, NEW YORK, NY 10021

\$575,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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PRICE IMPROVEMENT - MOTIVATED SELLER! Welcome to Apartment 10T, a generously sized 1-bedroom home with excellent bones, abundant natural light, and incredible potential-all in a well-maintained, full-service co-op. This unit features a flexible layout with oversized windows and ample closet space. The large living area easily accommodates both living and dining zones, and a spacious alcove off the main space can be seamlessly converted into a home office or bedroom with the addition of a wall. The king-sized bedroom offers comfort and privacy, making this apartment as functional as it is inviting.

\$575,000



The listing broker, who is also a licensed general contractor, has prepared a detailed renovation estimate for the kitchen and bathroom. The broker can assist with filing plans with the NYC Department of Buildings and preparing the board package for co-op approval. Once approvals are in place, construction can be completed in approximately 4 to 6 weeks-offering a smooth and efficient path to a beautifully updated home. 233 East 70th Street is a boutique, full-service elevator building featuring a 24-hour doorman, live-in superintendent, fitness center, laundry room, bike storage, and private storage for rent. The building allows pied-à-terres and permits subletting after one year of ownership. Co-purchasing, gifting, and pets are also welcome. Ideally located between Second and Third Avenues, the building is moments from the Q and 6 trains, top restaurants, shopping, and all the conveniences of the Upper East Side. Apartment photos have been virtually staged



