



**328 W 96TH STREET UNIT C**

328 W 96TH ST, NEW YORK, NY 10025

**\$799,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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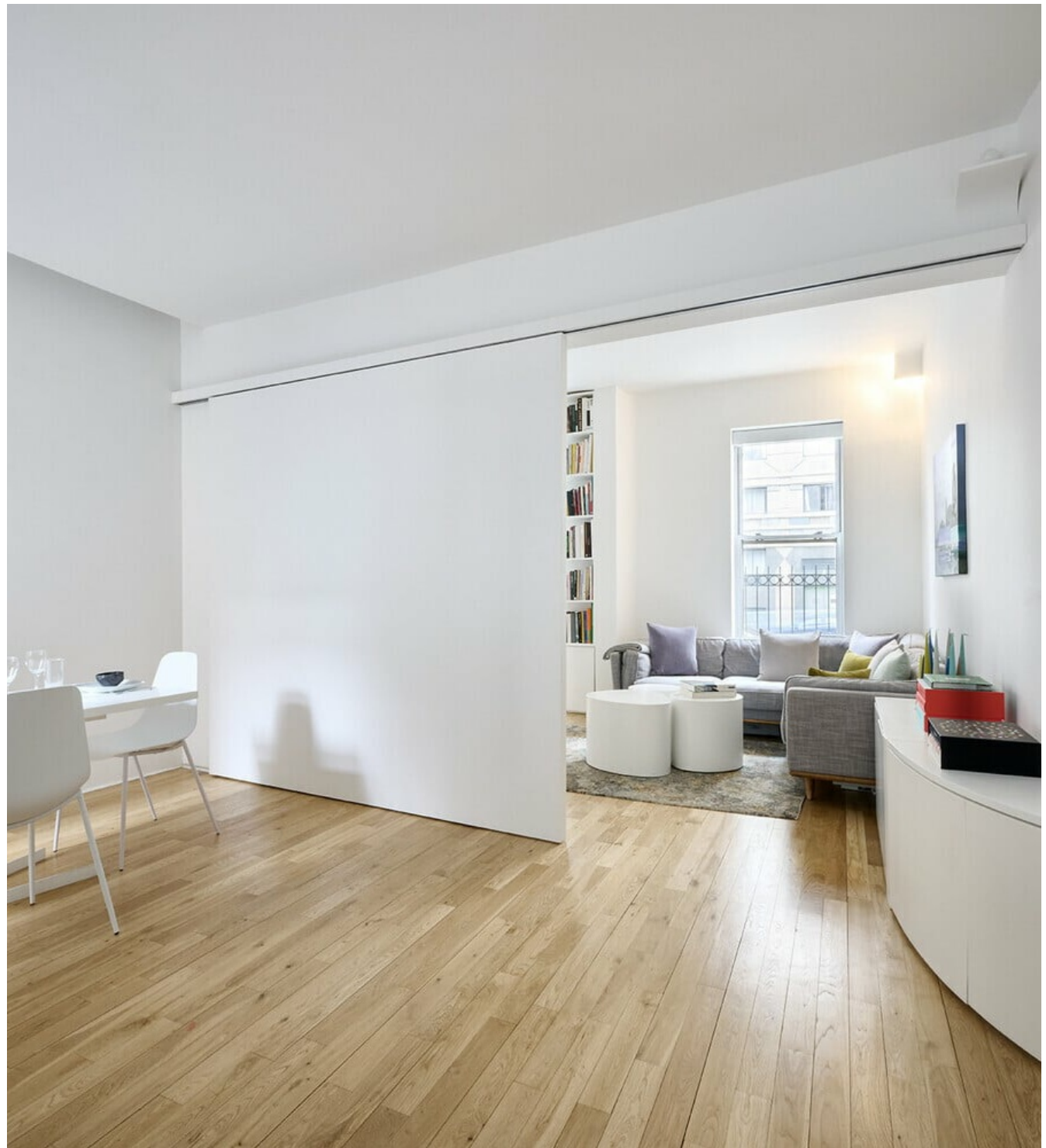
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CHICEST TWO BEDROOM GEM ON THE UPPER WEST SIDE Move right into this mint condition home, impeccably renovated by the renowned architecture and lighting design firm, Taylor and Miller, who are known for their work on world famous museums. Offered for the first time since its renovation, and at a highly competitive price, this parlor level home features 10' ceilings, abundant natural light, and custom details throughout. This chic and sophisticated home is truly a joy to spend time in.

**\$799,000**



The kitchen includes custom cabinetry, Corian countertops, a striking seamless sink carved from a single block of Corian, and top of the line appliances, including a Bosch range, GE refrigerator, and Bosch full size dishwasher. A custom banquette with Corian top hides additional storage. The flexible floor plan features a sliding door that allows the apartment to function as a true two-bedroom, while offering the option of an expanded living and entertaining area. Both comfortable bedrooms include excellent closet space, high ceilings, and natural light. The primary bedroom includes custom millwork and a custom murphy bed which easily folds down for guests. The chic bathroom features heated floors, Corian countertops, and even a Bosch washer/dryer! Lighting plays a central role in the home's overall ambiance, with state-of-the-art Lutron lighting controls and motorized shades allowing full customization. The home's layered lighting design was featured in a New York Times article. 328 West 96th Street is a well-maintained boutique co-op building in one of Manhattan's most sought-after neighborhoods. The building has a part-time super, low maintenance, a generous subletting policy, and allows pets, guarantors, and pied-a-terres (case by case). There is a 1% flip tax.



Enjoy Riverside Park just outside your door (including "The 91st Street Garden" made famous by the movie *You've Got Mail*), close to running paths and tennis courts, longstanding religious and cultural institutions, and the best of Upper West Side dining. It is an easy walk to grocery shopping, from Whole Foods and Trader Joes to Zabars and West Side Market, as well as to multiple bus and subway options to get anywhere in the city. Comfortable, quiet, impeccably detailed, and convenient, this home is a gem on the Upper West Side.

