



205 E 63RD STREET UNIT 2AB

205 E 63RD ST, NEW YORK, NY 10065

\$1,250,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Live well in a desirable location for less than you imagined! A seamless combination of two apartments has created a sprawling and one-of-a-kind 8-room home. This 4-bedroom, 3-bathroom home features a spacious and sunny living room with a private terrace, as well as a comfortable dining area which all are perfect for entertaining. The bedrooms are all very large and have ample closet space. The eat-in kitchen with a separate service entrance is a chef's dream with Poggenpohl cabinets, double stainless-steel Sub-Zero refrigerators, double Miele ovens and dishwasher, and 5-burner Wolf range.

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The masterfully designed primary bedroom suite includes a home office study, abundant storage, and an en-suite bathroom with stall shower. All three bathrooms are beautifully renovated with Porcelanosa slab tile, custom vanities, and high end fixtures. Located on Third Avenue and East 63rd Street, close to incredible shopping, restaurants and transportation, this full service building features a full time attended lobby, a live in resident manager, a common laundry, and storage. There is also an on-site garage. The elevators were recently replaced and the hallways refreshed. The building is managed by the terrific Gumley Haft. The co-op allows co-purchasing, guarantors and pied-a-terres. The current land lease was recently renegotiated and expires in 2097. There is a 2% flip tax. There is an operating assessment of \$962.91 through December 2026. This home offers tremendous space and value but needs refreshing and minor repairs. It is being sold "as-is".



