

70 Chapman Road Garrison NY



Great Home with Additional Investment Opportunity

Offered: \$2,795,000

Annual Taxes: \$9,486

Open Modern Craftsman Styled Home with subdivision permitted for up to 3 Multi-Acre Lots

With the current home strategically designed and sited to maximize the 360 degree views of the Hudson Highland Mountains, Indian lake, and the area's Most Serene Sunrise and Sunset Views from Your Own Mountain Top, this home provides a perfect openly private escape.

Located on 30 Acres, and surrounded by the Appalachian Trail, this 4,385 Sq ft home has been designed with no detail spared.

Just Minutes to Town, Shopping, Golf, Fine Dining, The Riverfront and Metro-North and just 65 minutes to NYC, this home is ideal as either a fulltime or weekend residence, or for a family compound.



PRIVATE WITH OPEN VIEWS



Master Floor
3 Guest Bedrooms
3 Full Baths
Chef's Kitchen
Home Theater
3 Zone Central Air
111 Windows
Screened Porch
Security System
Attached Garage
Backup Generator
Smart House Tech



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260 Park Avenue South Apartment 11B



Completely Remodeled Historic Pre-War Park Avenue Building

BRAND NEW, and ONE-OF- A-KIND apartment with a Unique and Distinctive Layout

1880 Square Feet, 3 Bed, 3 Bath, Living room, Dining, Kitchen, W/D, Abundant Closets

Generous Spaces, 11 foot ceilings, Elegant Detailing and High Quality finishes come together to create a Stylish Sophistication in one of the city's best Neighborhoods

Gourmet Kitchen is equipped with a Sub Zero, Viking Stove, Bosch Dishwasher, Imported Italian Cabinetry, and detailed with Contemporary Stainless Steel and Marble finishes

Corner Apartment with Numerous Oversized windows, and Unobstructed Views of Park Avenue, Chrysler Building and other landmarks provides Fantastic Light

Offered: \$3,350,000
Common Charges: \$1,502
Real Estate Taxes: \$1,511
Financing: 90%

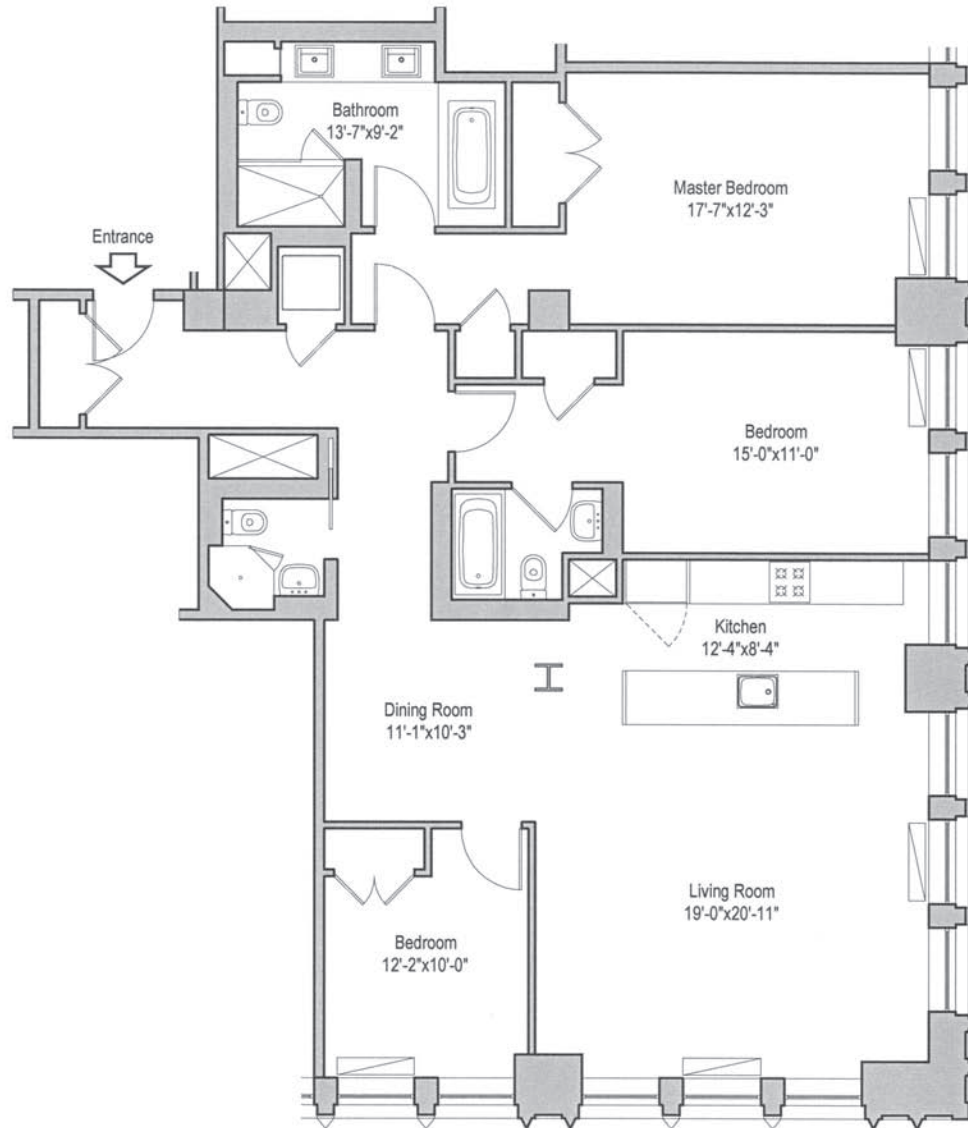
EXCEPTIONAL GRAMERCY/UNION SQ/FLATIRON **TOP CHEFS**
TOP RESAURANTS
TOP SHOPS

Full Service Luxury Condominium
24-hour concierge Service
Large Elegant Lobby and Common Areas
Common Rooftop Terrace
Fully Equipped Fitness Center
Pet Friendly



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260 HMC Park Avenue South Apartment 11B



Floor Plan



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One Irving Place Apartment G20EF



Newly Renovated family Apartment with coveted views of the city from every window, and in one of downtown's most sought-after neighborhoods is now available in Union Square's luxurious full service Condominium.

This high floor combination apartment has been fully renovated and is elegantly presented with approximately 1500 Sq ft of well-planned accommodations with: a Large master bedroom with ensuite bath, 2 additional full size bedrooms, a further bathroom, Living room, Dining, Kitchen, W/D, and lots of Closets.

With Sub-Zero fridge, Viking Stove, Bosch Dishwasher, Stainless steel and Marble finishes this open Gourmet kitchen is a Stylish place to gather with friends. The contemporary Spa like finishes in the bathrooms, and quality Duravit and Grohe fittings create an atmosphere of tranquility.

In addition to the Spacious accommodations, this stunning apartment has large Casement windows that provide unobstructed views North, South and West, open to Union Sq Park, the Bridges, the Empire State building, the Chrysler Building, and other key landmarks.

Offered:	\$2,400,000
Common Charges:	\$1,237
Real Estate Taxes:	\$1,136
Financing:	90%

DISTINCTIVE

GRAMERCY & UNION SQ

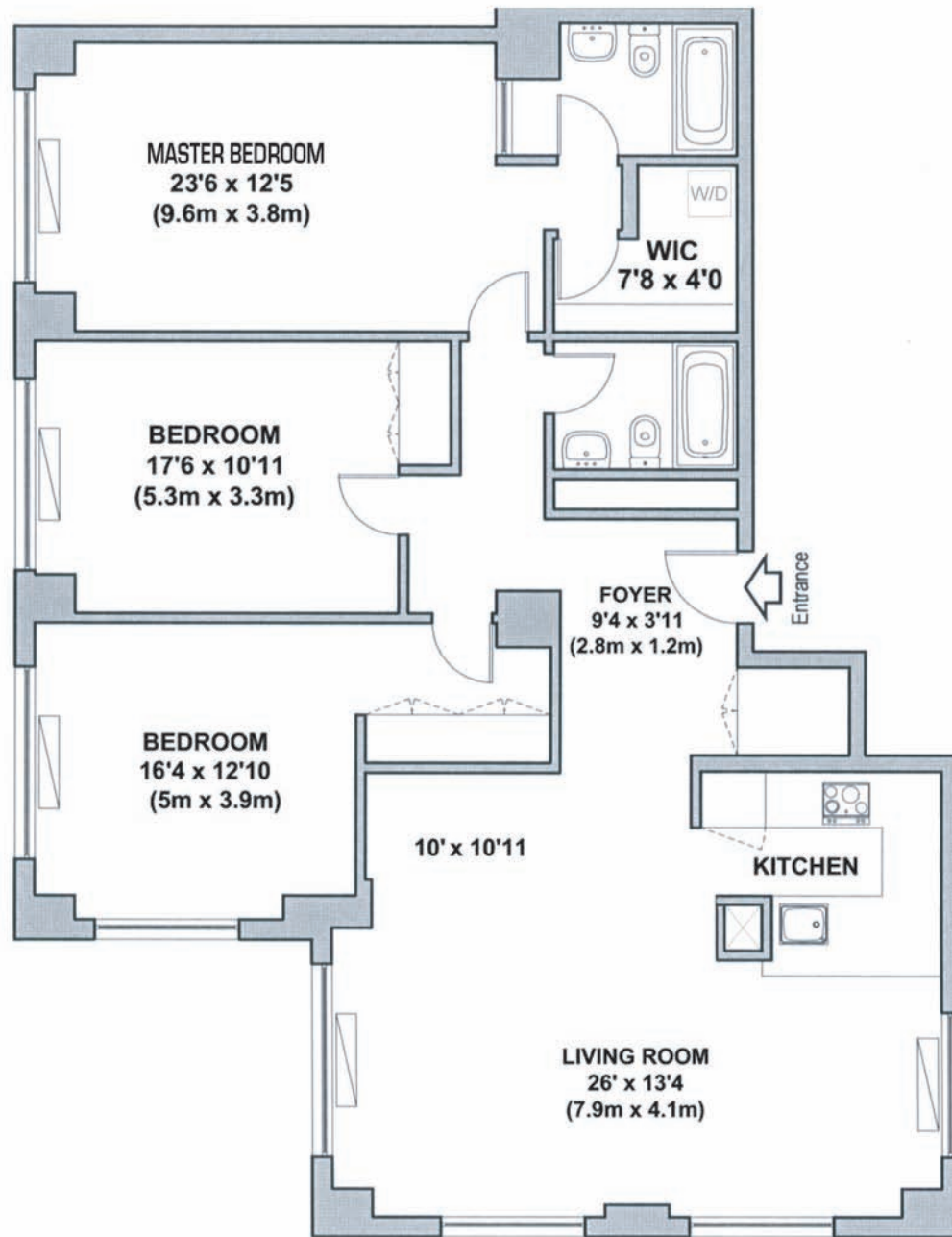
TOP CHEFS
TOP RESTAURANTS
TOP SHOPS

Full Service Condominium
24 hour concierge Service
Large Elegant Lobby and Common Areas
Common Rooftop Terrace available to owners
Fully Equipped Health Club
Children's Playroom
Pool
Grage
Storage
Pet Firendly



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One HMC Irving Place Apartment G20EF



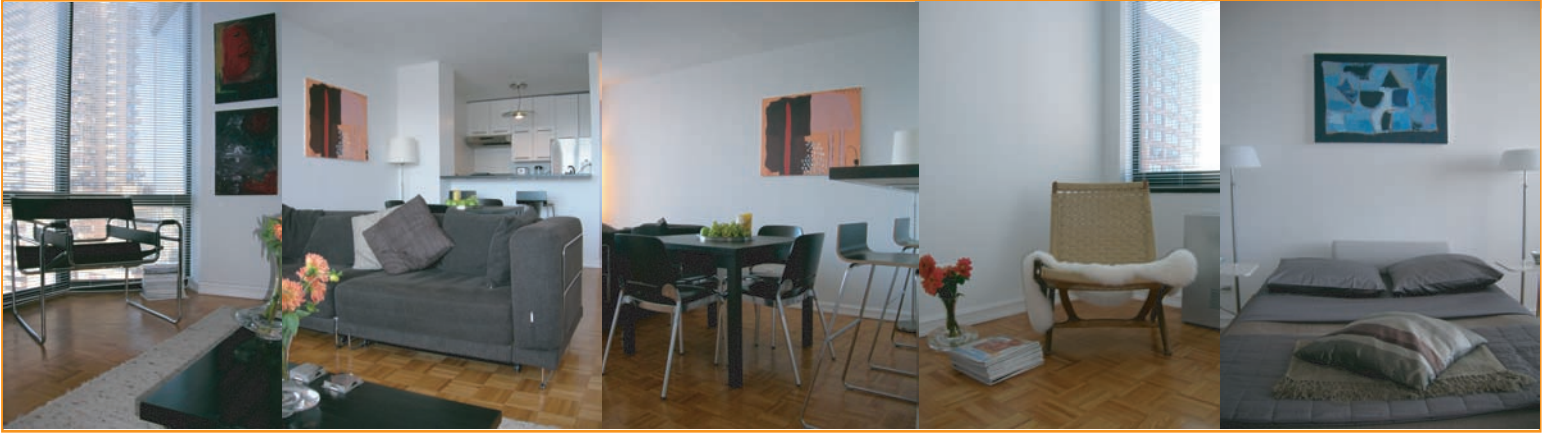
Floor Plan



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25 HMCProperty west 95th street Apartment 14G



Contemporary refurbished upper west side sun filled apartment, with floor to ceiling windows & open water views with south/west exposures, is the perfect place to relax & watch the boats sail by as the sun sets.

Strikingly bright 1 bed, 1 bath condo is 685 sq ft approx, on a high floor, with an open kitchen, stainless steel appliances, abundant closets, and a spacious feel.

Superb location just around the corner from the 96th street Express Subway stop, provides a 3 block walk to Central Park, or 2 block walk to Riverside Park, & is surrounded by top shops, restaurants, top schools, museums, and a new Whole foods around the corner.

Offered:	\$ 779,000
Common Charges:	\$ 527
Real Estate Taxes:	\$ 449
Financing:	90%

BRIGHT & VIEWS

UPPER WEST SIDE

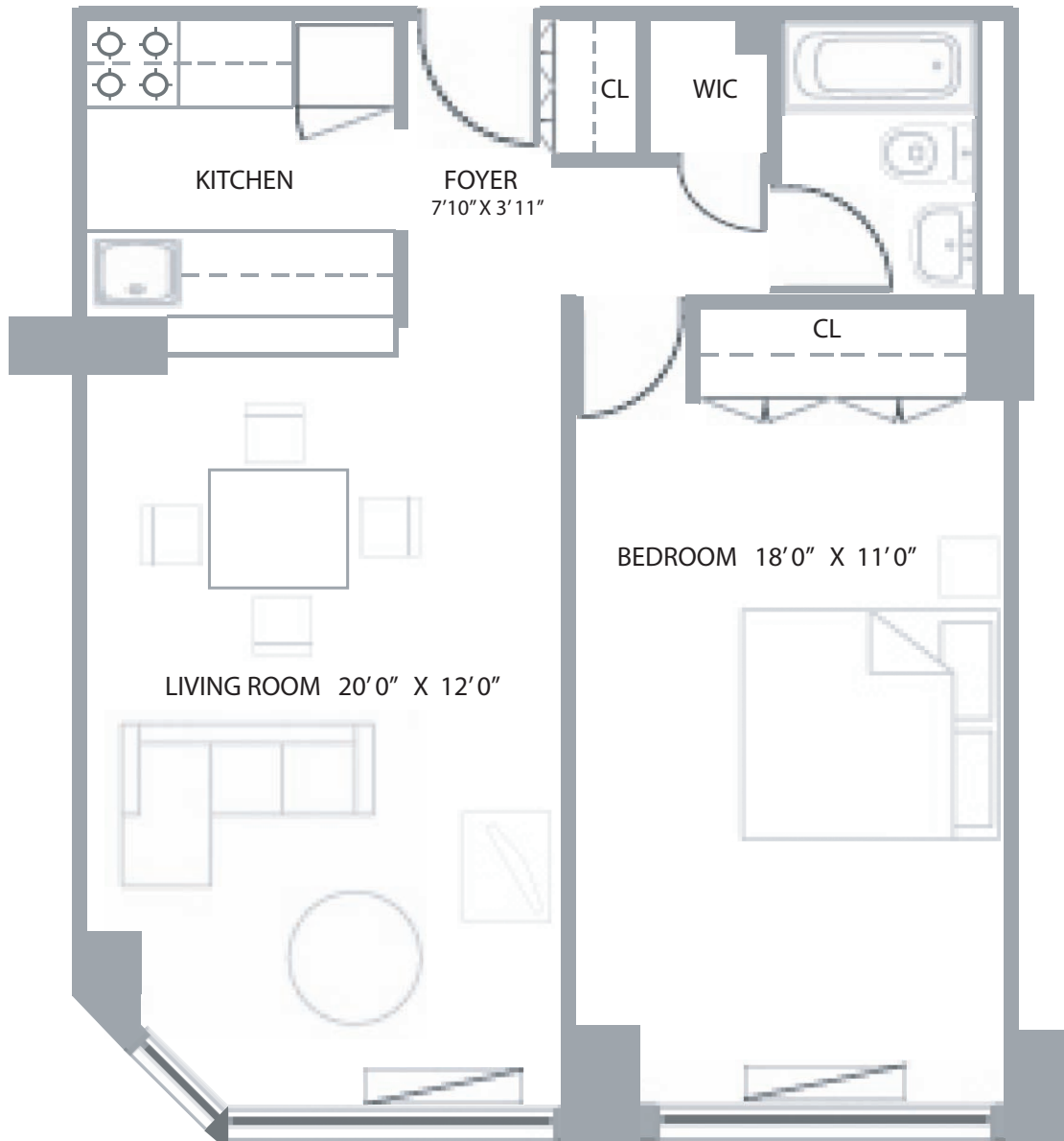
TOP SHOPS
TOP RESTAURANTS
TOP MUSEUMS

Full Service Condominium
24 hour Doorman
Common Rooftop Terrace available to owners
Fully Equiped Fitness Center
Lounge
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153 Berry Street, Williamsburg Brooklyn NY

Development Site LOCATION, LOCATION, LOCATION

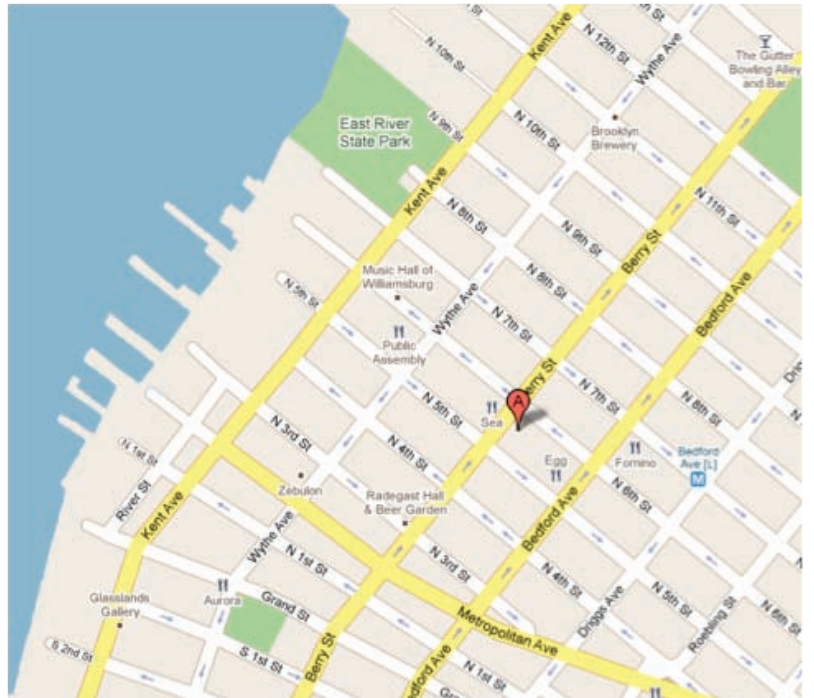
Offered: \$1,225,000
Annual Taxes : \$1,640

This mixed-use development site located in the heart of Northside Williamsburg on Berry Street between N. 6th & N. 5th Streets.

This site is just around the corner from the Bedford L Train and just steps from Williamsburg's hottest Restaurants, Bars and Shopping. The East River State Park on the Waterfront is just 2 blocks away and McCarren Park just 5 blocks.

The zoning is an R6A, MI-2 & MXB. This allows for a full residential condo build-out or a mix of residential and retail.

This sale includes approved building plans for a 5 story, 9-unit condominium.



Block: 2335
Lot: 0003
Lot Dimensions: 25 x 100
F.A.R. 2.75
Buildable Square Feet: 6,750
Zoning: R6A, MI-2,
& MXB



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