

Uniquely peaceful, spacious, and bright, there is room for everything and more in this exquisite home with expansive terrace. 1L at 315 East 72nd Street is a stunning 2 bedroom, 2 bathroom home that perfectly melds the appeal of suburban living with luxury building amenities. A coveted line in the cooperative, the L line features incredible storage, ample living space, dual exposures (south and north), and most importantly, flexibility for a 3rd bedroom if one desires. The entryway is flanked by two closets – a smaller pantry to the left and a huge storage room to the right. A windowed and open kitchen features gorgeous custom millwork, stainless steel appliances, and a generous breakfast bar that abuts both the informal dining room and the more formal dining space in the living room. The expansive living room features a beautiful set of french doors that lead to a huge 600 SQFT backyard oasis. Located in the back of the building, this huge outdoor terrace with open sky and city exposures has a juxtaposition that is unique to this particular building alone – there is no and will be no building behind you on your block. Back inside, the bedroom wing offers large secondary bedroom with spacious closet, a lovingly renovated second bath accessible by through the share corridor, linen closet, and a serene primary suite with en-suited marble bathroom with glass shower, and custom built-ins throughout including a sweet window seat nestled between two floor-to-ceiling bookshelves, all overlooking the terrace. With newly refinished grey-stained, hardwood floors, through wall AC, and low maintenance, this home is sure to be snatched up soon.

315 East 72nd Street is a well-established, luxury full-service building. Amenities include a doorman, state-of-the-art fitness center, garage, and multiple laundry facilities, all in a pet friendly environment. A newly landscaped furnished roof deck with BBQs is coming soon, and plans for a playroom/community room with a fireplace have been approved. Both community spaces at no cost to the shareholders of the building. Washer / dryers permitted, as well as located on every floor and centrally in the building. Located in the heart of the Upper East Side, residents covet their proximity to Central Park, the East River Promenade, the Second Avenue Subway, and many of the city's best schools, museums, boutiques, and restaurants.

Located on one of the Upper East Side's most premier blocks, 155 East 76th Street, 2B is a massive 2-bedroom / 2-bathroom cooperative home with peaceful exposures and incredible square footage. A gracious foyer welcomes you into the home, with ample space for entryway furniture and more formal seating. An open floor plan allows for fantastic flow from foyer to dining room to living room and allows light from the large windows to flow throughout all the communal spaces. A windowed kitchen features fantastic cabinet space but could be updated to reflect one's own personal taste. The oversized primary and secondary bedrooms offer immense privacy, as they are split into the west and east wings. With ample closet space, hardwood floors throughout, thru-wall A/Cs, and most importantly – low maintenance, apartment 2B is a fabulous opportunity for one lucky buyer to create their true dream home.

The Queen Anne, 155 East 76th Street, is an impeccably run full-service cooperative. Amenities include a full-time doorman, live-in super, stunning roof terrace, fitness center, garage, bicycle storage, and designated storage shelf per apartment. This pet-friendly building now allows 75% financing, and guarantors, co-purchasers, pied-a-terres are all subject to board approval. Assessment of \$131.81 per month for elevator modernization in place until 12/31/2021.