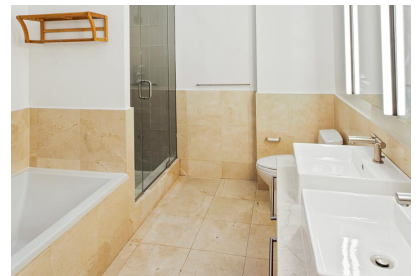
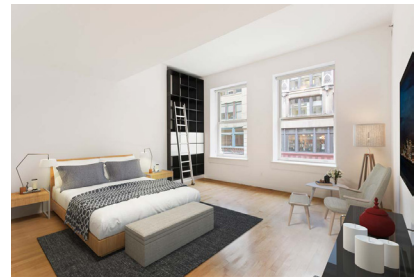


Large 3-bedroom loft at the Bullmoose Condominium

42 East 20th Street, Apt. 2A



Large 3-bedroom loft at the Bullmoose Condominium. Soaring ceilings, huge north-facing windows. Beautiful details and finishes throughout this impeccable apartment. Huge master suite with outfitted walk-in closet and generous master bath with separate 6' soaking tub and walk-in steam shower. Second and third bedrooms each have a walk-in closet as well. Second full bath plus powder room. Large living/dining room and open Poggenpohl kitchen with 2" thick marble counters and marble backsplashes, SubZero fridge and wine refrigerator, Viking oven and gas cooktop, Bosch dishwasher, built-in microwave and garbage disposal. Washer dryer in separate laundry closet. Gracious entry foyer with large closet. Maple floors throughout. Solid core wood doors. HVAC, video intercom, CAT-5 wiring. *An assessment of \$2,145/month will expire in November 2016*

Asking:	\$3,695,000
Common Charges / R.E. Taxes:	\$1,318 / \$2,304
Bedrooms / Bathrooms:	3 / 2.5
Square Footage:	2,256 ft ²
Neighborhood:	Gramercy

Building Features:

The Bullmoose, an 1898 Beaux Arts building converted in 2003, is a boutique condominium with 22 units. The rooftop deck is equipped with outdoor furniture, a grill for residents' use, and greenery. It is a pet-friendly building with a superintendent/porter on site seven days a week.



Fran Shapiro

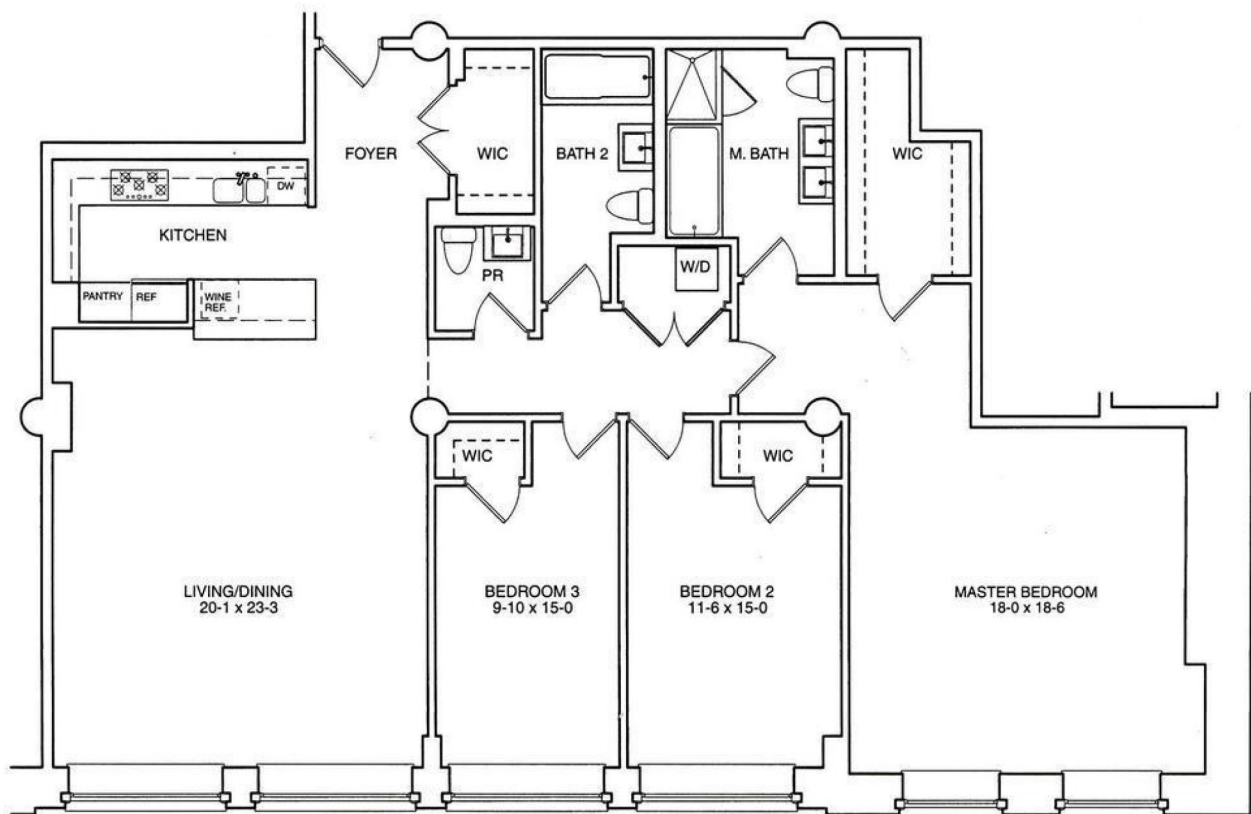
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 Email: fran@mercedesberk.com



ENGEL & VÖLKERS MERCEDES BERK, as the Exclusive Agent, represents the seller of this property. All dimensions are approximate. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omission, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice.

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