



With an abundance of sun and space, this luxurious 1400 square foot two bedroom two bathroom corner unit with southeast exposure and 10-foot-plus ceilings, truly has it all. Thoughtfully upgraded from the standard “developer-finishes”, this owner spent time and money to fully replace the wood and tile flooring and to design and install custom closets, interior soundproof windows in the bedrooms for extreme quiet and a peaceful night’s rest, and custom Horizon window treatments throughout. In addition, the apartment features a lovely open kitchen with beige Caesarstone countertops, a full complement of stainless steel appliances, and a large window for light and ventilation. The master bathroom is clad in cream color high gloss porcelain tile with stainless steel / chrome fixtures, a large walk-in shower, and an oversized soaking tub. There is also a walk-in laundry closet with a Bosch washer and dryer.

The Livmor is a full service condominium with a resident manager and full-time staff for the owners’ convenience. The building is meticulously maintained and its wide, bright, and elegant corridors are always spotless and climate-controlled for the owners’ comfort. The Livmor has a full amenities package that includes a gym with yoga studio; children’s playroom; media room equipped with an 8 x 10 foot projection screen, cable hook-up, and adjoining conference center; catering kitchen; and third-floor planted roof deck with nearly 3000 square feet of entertaining and lounging space, two dedicated gas line barbecues, and a large granite bar table that can accommodate at least 20 people. There is also an on-site parking garage and two bicycle rooms.



APARTMENT 2-C
OFFERED AT \$1,325,000.00
COMMON CHARGES \$922.27
TAXES \$38.86
421-A EXPIRES IN 2035

THE LIVMOR
APARTMENT 2-C

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The Livmor is conveniently located in South Harlem just a few short blocks to Central Park and Morningside Park, and all the new restaurants and shops along Frederick Douglass Boulevard. Transportation could not be easier with the C and B trains at the corner and the 2 and 3 trains two blocks away. In addition there is bus service in all directions. Nowhere else in Manhattan can you have all that this neighborhood, apartment, and The Livmor have to offer at this extraordinary price. This is a truly good deal for condominium buyers who know value and quality when they experience it. Pied-à-terre, parents buying for children, co-purchases, investors, and pets are all welcome as per The Livmor condominium by-laws. In addition, the approval process is streamlined, extremely quick, and non-intrusive. It is truly as simple and as easy as one could hope. Please contact Nicholas Abate for more information or an appointment to view this home.

OFFERED AT \$1,325,000.00



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If you missed the opportunity to purchase at The Livmor, one of the best new condominium developments in Central Harlem, then your opportunity is here at last.