

RENOVATED 2-BDRM/1-BATH PRE-WAR 5 BLOCKS FROM TOP OF CENTRAL PARK.



**Make this your primary residence:
A renovated 2-bdrm HDFC co-op
close to top of Central Park and
Harlem's popular Restaurant Row.**

This is a beautifully renovated unit in a well maintained 5-floor, pre-war elevator building in the middle of South Harlem.

Features include: 11' ceilings, 6 large closets, 5 windows, hardwood floors. new gourmet kitchen with tile backsplash, sleek kitchen cabinets, stainless appliances, including dishwasher, and microwave, 5" baseboard trim throughout, and hook-ups for washer/dryer.

As with most HDFCs, this must be your primary residence and you must meet the following Income requirements: \$124,020 (family of 4); \$111,670 (family of 3); \$99,320 (family of 2); and \$86,840 (individual).

New to HDFC? Give us a call. We'll be happy to explain the process.

For Sale: \$650,000

Contact:

ELAINE PERRY

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Address	135 W 115 St
Neighborhood	South Harlem
Type	Co-op (HDFC)
Apt	1B
Income Regs	130% median
Size	Approx 740 sf
Dishwasher	Yes
Microwave	Yes
Wash/Dryer	Hook ups
Exposure	South
# Windows	6
# Closets	6
Near subway	2/3 & B/C@W116
Financing	80% / All cash
Pets	Case by case
Maintenance	\$765

PERRYASSOCIATES



135 W 115 Street Unit 1B

2-Bedroom/1-Bath

Approx 740 sq ft

(All floor plan measurements are approximate.)



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