



JUNE 26, 2017 - **FOX RESIDENTIAL GROUP** IN THE NEWS - CO-OP PICK OF THE WEEK - By Lucy Cohen Blatter

Think you can't buy a downtown co-op for less than \$800K? Feast your eyes on this Chelsea one-bedroom

The median sales price in Chelsea is \$1.2 million (according to StreetEasy), so imagine our surprise upon feasting our eyes on this one-bedroom at 333 West 21st Street, which is asking \$749,000 (with a monthly maintenance of \$766).

The pre-war apartment has oak flooring (with soundproofing— so you shouldn't have to worry about downstairs neighbors kicking up any sort of fuss when you decide to take up tap dancing), custom cabinets, double-paned windows—which will help keep the loud sounds of the city outside your apartment—and an entertainment system wired throughout.

It's clear from the photos, too, that the kitchen and bathroom have been recently renovated. The kitchen has Miele appliances and a Calacatta gold marble countertop, and the bathroom comes with floor-to-ceiling blue Chevernie limestone and high-end Hangsrohe fixtures:

The living room has open city views and faces a tree-lined street in Chelsea:

The unit is in a five-story townhouse building, one of three attached townhouses on the block, which is pet-friendly, allows co-purchasing and pied-at-terres, and has a live-in super, laundry room, and a roof deck. Bike storage and additional storage units are available for a fee. Note that you'll have to be willing to climb two flights of stairs, since the apartment is on the third floor. But think about how much you can save in personal trainer costs....

An exclusive listing from **Karen Gorstayn, Fox Residential Group**

