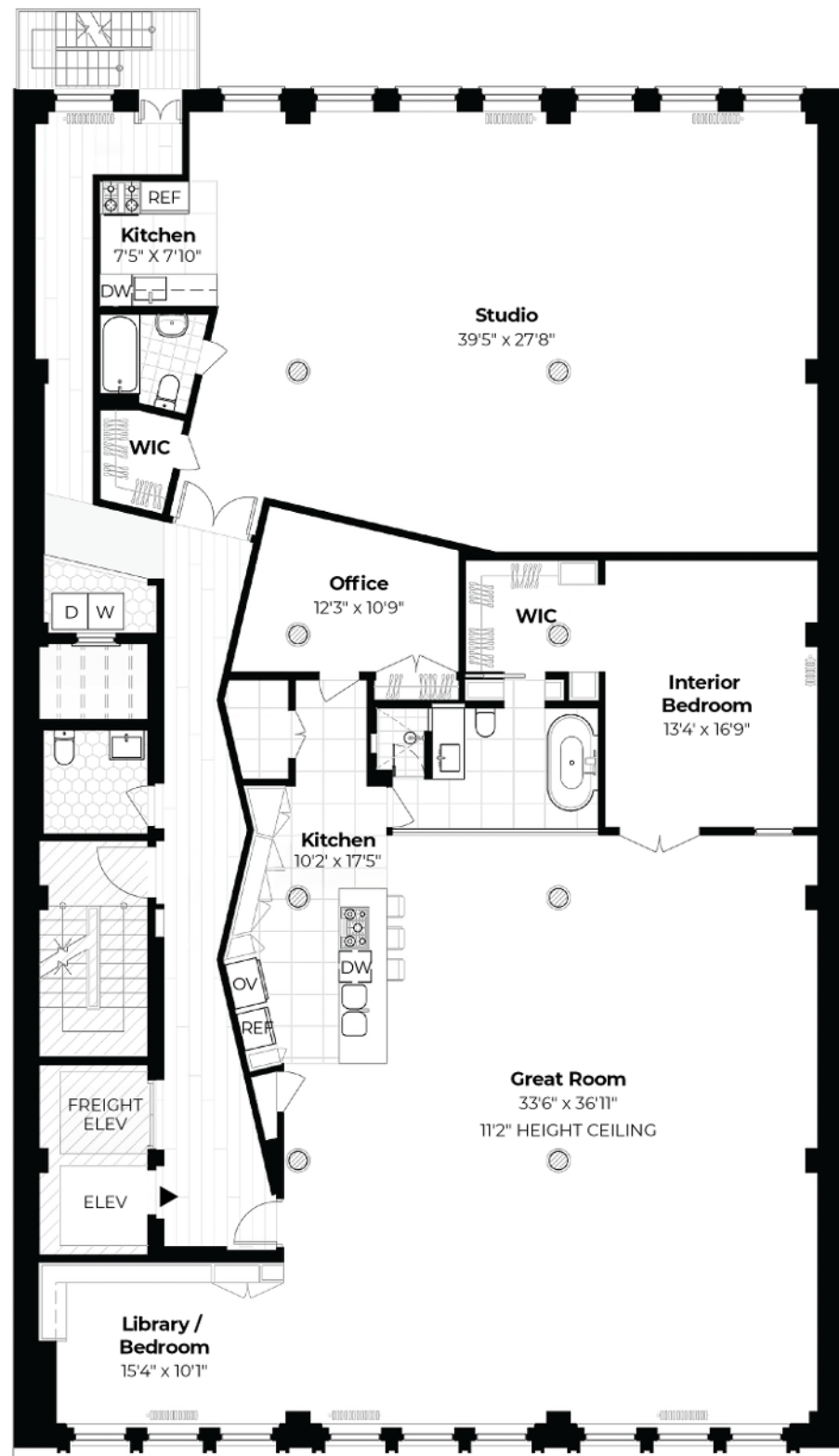


Just *Listed*

15 W 24th St, 3rd Fl.

New York, NY 10010

The Rosen Team



WEST 24TH STREET

52' WIDE

15 W 24th St, 3rd Fl.
New York, NY 10010

Offered at \$4,300,000

Maintenance: \$8,042/mo.

4 Bedrooms

2.5 Bathrooms

4,100 INT SF

Central Air

Dishwasher

Washer/Dryer in Unit

Hardwood Floors

Listed by SERHANT.

It's Really Big. A Unique Full Floor Flatiron Loft Measures 4,100 sq ft.

Listed by David Rosen and Mazen Alawi at SERHANT. With 9 southern windows, this loft is your dream come true.

Currently a split layout as two adjacent units, this offering provides the rare flexibility to live in one while and create in the other, or to combine them into a massive floor-through trophy with a rarely available amount of space, starting with an updated property.

The Space:

Scale: Soaring 11.5-foot ceilings, North / South exposure

Light: A nearly 50-foot expanse with 9 windows of south-facing double-height windows bathes the living areas in golden light all day long.

Customize: The floor plan easily adapts to your specific needs, accommodating up to 5 bedrooms, or an art studio, a chef's kitchen, music studio, a home office, a home gym, and multiple luxury baths. Currently outfitted with a luxurious custom kitchen featuring appliances by Sub-Zero

The Lifestyle: Without limits. Located at the nexus of Flatiron, NoMad, and Chelsea, you are steps away from the city's best dining and culture. Eataly is your neighbor, along with Hole in the Wall and the pop-ups on Fifth Ave. World class lifestyle next to The Toy Building, The Grand Madison, Flatiron House, the



all new Flatiron Condos, and much more. World class private and public schools are a few minutes in any direction.

The Building: 15 West 24th Street is a boutique, private key locked elevator entry mixed use cooperative with other large, renovated lofts and a common roof deck. Meticulously maintained, this co-op features a full-time superintendent and video intercom security. Pets are welcome.

Visualize the Possibilities: Alternate floor plans are available to spark your creativity. Contact us for architect rendering and existing builder quotes to begin planning your dream renovation today.

Purchaser to pay Flip Tax. Current Assessment in place of \$1,136. Monthly Maintenance is actually \$8,042. Price indicates Maintenance rebate incentive on full price sale signed prior to 12/25.



We are the key.



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