


72-81 113th Street, Forest Hills, NY 11375		Unit #: 5Y	List Price: \$329,999					
	ML#: 3474076	Co-Op	Det LSC: NEW					
	Sec/Area: Devel: The Willow Glenn Taxes: \$0.00 Vill Tax: Total Taxes: \$0.00 Com Charges: Maint.: \$872.00 Ded%: Modification Exclusions: None		Style: Mid Rise Model: 1 Bedroom Rooms: 7 Br: 1 Baths Full: 1 Half: 0 Adult Comm: N New Constr: N REO: N  Walk Score®: 97					
	School District: Queens 28 Elementary School: Ps 196 Grand Central Parkway Jr High School: Jhs 157 Stephen A Halsey High School: Hillcrest High School Location Features: Close to Bus, Close to Park, Close to Railroad, Close to Shops, Corner Apartment PUD:							
	Public Remarks: One of a kind tastefully renovated one bedroom one bath apartment. Located on the 5th floor you will totally love the open layout and modern finishes. The apartment features hardwood floors throughout the unit with courtyard views. The kitchen has new stainless-steel appliances, modern European style cabinets, and plenty of counter space. The building features an 18-hour doorman, private laundry room, and a courtyard. Close to the bus station, major highways and two blocks away from E/F subway station. Just a short distance from Queens boulevard and Austin Street. Near gyms, bars, restaurants, barbershops, beauty salons, grocery stores and much more. A wonderful opportunity to own in one of the most sought-after neighborhoods in Forest Hills!!!!							
	<div style="text-align: center;"><u>Property Characteristics</u></div> <table border="1"> <thead> <tr> <th><u>Interior Features</u></th> <th><u>Exteriors Features</u></th> <th><u>Utilities</u></th> </tr> </thead> <tbody> <tr> <td> Interior Features: Hardwood Floors As Seen Total Rooms Finished: Appx Int Sqft: Basement: Unfinished Attic: None Fireplaces: Appearance: Smoking: N Pets Allowed: Call Listing Agent, Cats, </td> <td> Exterior Features: # Flrs In Building: # Flrs In Unit: 1.00 Unit On Flr #: 5 ParkingYN: Y Parking Chgs: Parking: Garage Parking, Street Parking, Waitlist ParkingFee: Num Assigned Parking Spaces: Construction: Brick View: Lot Exposure: </td> <td> A/C: Window Units Heating Fuel: Natural Gas Heating Type: Steam Hotwater: Gas Stand Alone Water Description: Municipal Sewer Description: Municipal Included In Taxes: Sewer, Trash, Water Utilities Included: Heat, Water HOA Fee Includes: Common Area Costs, Exterior Maintenance, Snow Removal, Water/Sewer </td> </tr> </tbody> </table>			<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>	Interior Features: Hardwood Floors As Seen Total Rooms Finished: Appx Int Sqft: Basement: Unfinished Attic: None Fireplaces: Appearance: Smoking: N Pets Allowed: Call Listing Agent, Cats,	Exterior Features: # Flrs In Building: # Flrs In Unit: 1.00 Unit On Flr #: 5 ParkingYN: Y Parking Chgs: Parking: Garage Parking, Street Parking, Waitlist ParkingFee: Num Assigned Parking Spaces: Construction: Brick View: Lot Exposure:
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Association Amenities: Doorman, Laundry Room/Common Included: A/C Units, Dishwasher, Microwave, Refrigerator Excluded: Min Pct Down Pmnt: 20								
<div style="text-align: center;"><u>Floor Plans</u></div> Level: 1 Additional (Large LivRm/DinRm combo, Updated Ktch, Full bath, Large 1 bed)								
List Price: \$329,999		Owner Financing:	Finance Restricts:					