

# PROPERTY DETAILS

WEB ID #: 154073

COOPER & COOPER  
REAL ESTATE

## 464 West 44th Street (Chatham 44), #2F – Midtown West / Clinton

Cross Streets: 9th Avenue & 10th Avenue



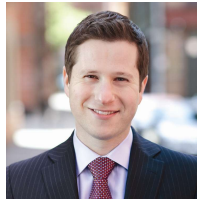
### DETAILS

Web ID #:	154073	Rooms:	4
Price:	\$1,499,000	Bed(s):	2
Type:	Condo	Bath(s):	2
Size:	2 Bedroom	CC:	\$1,341
Down:	10%	Taxes:	\$641
Approx. SqFt:	N/A		

### BUILDING FEATURES

Full-Time Doorman	Elevator	Pets Allowed
Wood Floors	Bike Room	Gym
Garden	Washer/Dryer	High Ceilings
Roof Deck		

### CONTACT



#### Jordan Cooper

Partner  
Lic. R.E. Broker

C: 917.853.9468

O: 212.864.4555

F: 212.706.2939

E: [jordan.cooper@coopercooper.com](mailto:jordan.cooper@coopercooper.com)



All information furnished regarding the property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions are approximate. For exact dimensions you must hire an engineer or architect. Property photos are representative of finishes. Actual finishes may vary.

## 464 West 44th Street (Chatham 44), #2F – Midtown West / Clinton

Cross Streets: 9th Avenue & 10th Avenue

### WE OFFER A WIDE RANGE OF RESIDENTIAL SERVICES

#### Rentals

Townhouses / Brownstones  
Elevator Buildings  
Lofts  
Luxury Doorman Hi-Rises  
Pre-War & Post-War Homes

#### Sales

Condominiums (Condos)  
Co-operatives (Co-ops)  
Townhouses  
Brownstones

#### Investment Properties

#### Relocation

#### Management

#### DESCRIPTION

JUST LISTED! DRAMATIC CORNER 2BR / 2BA CONDO!

Chatham 44 Condominium  
464 West 44th Street, Apt. 2F

THE BUILDING: 24-Hour Luxury Doorman Condo, Boutique 9-Story Glass New Construction (Built 2007), Designer Lobby & Hallways, Elevators, Fitness Room, Sensational Private Planted Courtyard w/ Patio Furniture, Roof Deck w/ Panoramic Views, Bike Room, Gorgeous Tree-Lined Block, Excellent Midtown West 40's/Clinton Location, 421-A Tax Abatement

THE APARTMENT: Stunning Wall-To-Wall Oversized Windows, Corner North/West Exposure, Windowed Custom Chef's Kitchen, Sub-Zero Fridge, Miele Range & Dishwasher, Kohler Sink, Miele Washer/Dryer In Home, Beautiful Wood Plank Flooring, Customized Closets Including Walk-In (Shelving & Hanging), Grand Master Bedroom Suite, Master Bath w/ 2 Sinks, Toto & Kohler Bathroom Fixtures, Grand Mirrored Medicine Cabinets, High Ceilings, Self-Control A/C Units, Lovely Tree-Top & Streetscape Vistas

THE NEIGHBORHOOD: Enjoy All Midtown West Has To Offer! Trendy Bars, Restaurants & Nightlife, Theatre District, Restaurant Row, Gotham West Market, Hudson River Park (Jogging/Biking), Easy Access to A/C/E, 1/2/3, S, 7 Subway Lines!

# PROPERTY DETAILS

WEB ID #: 154073

COOPER & COOPER  
REAL ESTATE

**464 West 44th Street (Chatham 44), #2F – Midtown West / Clinton**

**Cross Streets: 9th Avenue & 10th Avenue**



All information furnished regarding the property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions are approximate. For exact dimensions you must hire an engineer or architect. Property photos are representative of finishes. Actual finishes may vary.