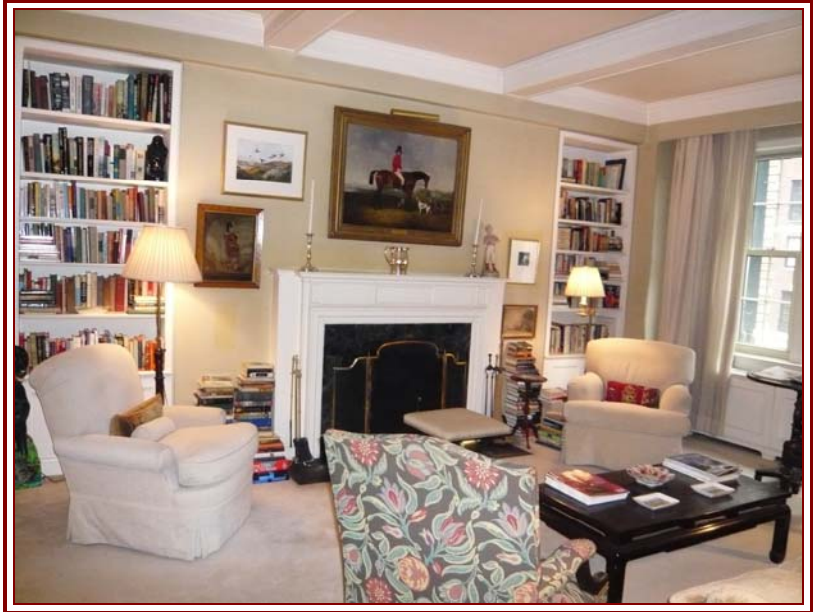


SUSAN PENZNER Real Estate

WE ARE PROUD TO OFFER OUR NEW SUTTON PLACE EXCLUSIVE

444 EAST 57TH STREET, 4B

2 Bedrooms/2 Baths in a Full-Service Building!



A Rare Find, Pre-war Condo with Original Details!

This 4.5 room apartment features a windowed kitchen, a wood-burning fireplace, and beamed ceilings. Located off the corner of Sutton Place, one of the Upper East Side's most sought-after locales, this full-service building has a doorman, elevator, and laundry.

Size:	Approx. 1060 Sq. Ft.
CC/RET:	\$1189/mo; \$9480/yr
2008 Assessment: (Capital Improvements)	\$235/mo

Price:	\$1,395,000
--------	-------------

By Appointment:	Susan Penzner 212.343.1909 x11
-----------------	-----------------------------------

This property is offered as a 50/50 co-broke. One half of one full commission to be paid to cooperating Broker. For exact sq.ft. you must hire your own arch/eng. Offer subject to errors, omissions, change in price, prior sale, and/or withdrawal without notice

Member
REBNY
REAL ESTATE BOARD OF NEW YORK

84 Wooster St. New York 10012 F. 212.226.2175 E. SP@SusanPenzner.com