

# SUSAN PENZNER Real Estate

WE ARE PROUD TO OFFER THIS EXCLUSIVE SOHO LOFT

## 81 GRAND STREET, 5<sup>TH</sup> FLOOR

*Between Wooster & Greene Streets*



### *THIS IS THE HEART OF SOHO*

Imagine a classic Soho loft and it's all here: top floor with 2 amazing skylights, original floors, exposed brick, and 10 foot high ceilings in this sunny floor-through walk-up. The expansive size (approx 1400 sq ft) is configured as a one bedroom with a spacious open plan living room, but could easily be a two or three bedroom.

A brand new kitchen with corian counters and a large tiled bathroom with tub and separate open shower, a washer/dryer in the loft, and plenty of large closets add to the natural amenities. Window boxes and SoHo views both north and south bring the outside in. The location is unbeatable: you're surrounded by SoHo's finest restaurants, art galleries, interesting stores and just steps from Broadway and transit hubs, yet you will be impressed to find it is so quiet you would think you are in the country. Light, quiet, space and location - four things that make this loft highly desirable and rare.

Size:	Approx. 1400 sq. ft.
Bedrooms:	1
Baths:	1
Price:	\$1,395,000
Maint:	\$2000

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Member  
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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.

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