

SMART BUYER PACKAGE - FEATURES & UPGRADES

1049 W 22nd St Unit I

Helping buyers make informed decisions with greater transparency.

Interior & Living Spaces

- **Two-Story Living & Dining:** Soaring ceilings, abundant natural light and an open overlook create a distinctive main living space.
- **Hardwood Floors:** Refinished hardwood flooring highlights the second-floor living and dining areas.
- **Recent Paint Touch-Ups:** Interior preparation completed to provide a clean, well-maintained presentation.
- **Flexible Three-Story Layout:** Distinct levels provide separation between bedrooms, living areas and work or hobby space.

Kitchen & Balcony

- **Kitchen:** Granite countertops, stainless appliances and an open connection to the living and dining areas.
- **Balcony:** Built-in gas connections for convenient grilling.

Primary Suite & Flexible Spaces

- **Top-Floor Primary Suite:** New carpet and dual walk-in closets provide dedicated bedroom and storage space.
- **Third-Floor Flex Area:** Built-in bookshelves, wet bar and an overlook to the living area below.
- **Primary Ensuite:** Dual sinks and a separate shower.
- **First-Floor Bedroom:** Private full bath provides flexibility for guests, work or hobbies.

Exterior & Additional Features

- **Private Backyard:** Small outdoor space with fresh natural grass.
- **Attached Garage:** Two-car attached garage with direct access to the home.