



## 60-05 70TH AVENUE, APT 1

LOCATED BETWEEN SIXTIETH LANE AND SIXTIETH STREET

- NO FEE floor-though 2,000 SF live/work duplex loft
- 1,000 SF convertible four-bedroom railroad apartment with two separate entrances
- 1,000 SF workspace/artist's studio with an open layout and a separate entrance
- Large, private backyard + front porch
- Sleek, modern bathroom with subway tile
- Extra large living room area (great for entertaining)
- Spacious kitchen off of living room
- Brand new renovation throughout
- Charming, beautifully restored original features
- Gorgeous hardwood floors in entire apartment
- High ceilings + ceiling fan in junior bedroom/office
- Abundant storage / closet space in unit
- Steps to various conveniences on Myrtle Avenue
- Located in a classic Stier townhouse on a quaint, tree-lined street in Ridgewood's Central Historic District
- 30-minutes to Manhattan via the M train at Forest Av (5-min walk) or the L train at Halsey St (7-min walk)
- Heat and hot water included

### LICENSED SALESPERSON

EMMA BARATTINI

PHONE : 815.252.4110

E- MAIL : [EMMA@EVGRREALTY.COM](mailto:EMMA@EVGRREALTY.COM)

**\$3,495/MONTH**



**NO FEE • SEPARATE WORKSPACE • PRIVATE BACKYARD • PORCH**



