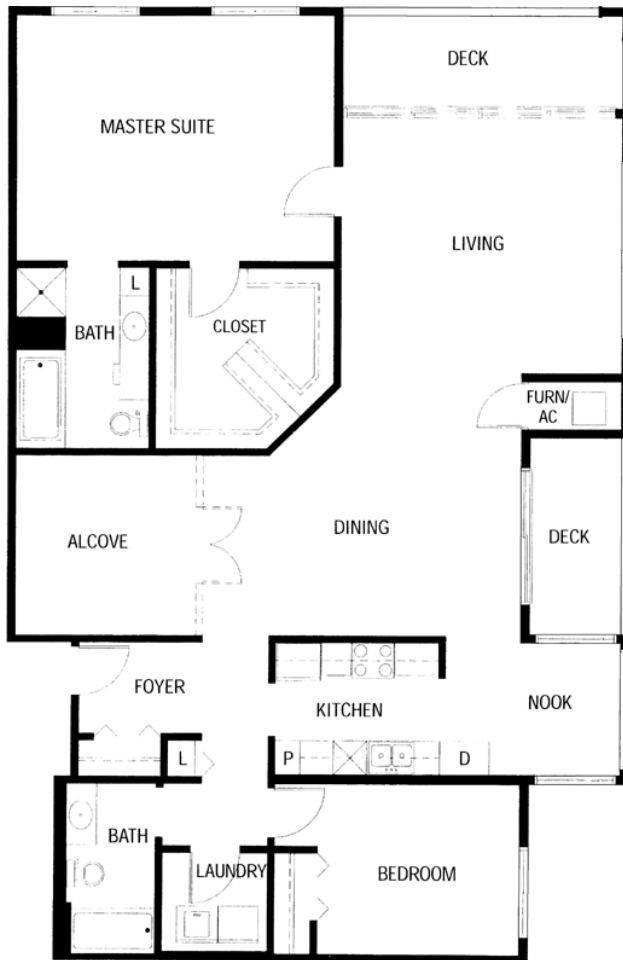


CHARLES TIFFANY

2 bedrooms, 2 baths -- 1,763 sq. ft.

- Bright, spacious end unit
- Large windows on two sides
- Magnificent skyline views
 - Two decks
- Huge Master Suite with large walk-in closet



Every Gramercy Greenhaven Home includes:

- Stately 9 ft. ceilings with cove moldings
- Professionally installed floor coverings
- Efficient galley kitchen with refrigerator, range, microwave, dishwasher and disposal
- In-unit laundry with washer and dryer
- Six-panel interior doors
- Custom blinds on all windows
- Locked storage unit on the same floor
- Secure underground heated garage with car wash bay
- Stairway and elevator access to all floors

PLUS use of all the amenities:

- Library
- Workout room
- Wood working shop
- Craft room
- Large outdoor courtyard with patio and gas grills)
- Clubhouse with indoor pool, sauna, spa, virtual golf, and outdoor patio area
- Gramercy Room with full kitchen and dining/meeting space entertaining (Refundable room reservation fee)
- Guest Suite (Affordable nightly rates)

Home Owner's Fee includes:

- Professional management
- Interior and exterior maintenance
- Handyman services
- Common area utilities and insurance
- Softened water
- Recycling and trash removal
- Basic Cable TV