

What's Great About: Suite #216

Living in the Gramercy Club for the last 15 years, we trust all potential buyers will appreciate becoming aware of the many desirable attributes regarding Suite 216 and its location. We have found these features immensely desirable during our time at the Gramercy Club. Those attributes and features include a unit remodeling in 2016.

- Large master bedroom with large walk-in closet.
- 2nd bedroom is also large with 2 large wall closets.
- Master bathroom: (Remodeled in 2016)
 1. Excellent large, new, walk-in shower w/swing door. (Replaces tub.)
 2. New bathroom sink and faucets.
 3. Very, very large new storage cabinet in bathroom.
 4. New flooring as well w/the remodeling project.
- “Non-square” Livingroom and Bedroom layouts: make all spaces interesting, accommodating, and very useful for artworks and creative furniture layouts (flexible!).
- New window treatments: Livingroom and Kitchen Nook (2016).
- Balcony: The balcony is both **large** and the **view** is excellent:
 1. View is of large grassy area that will not be built upon in future: i.e., new buildings, etc.
 2. Facing the SSW is ideal for the following seasonal situations:

Summer: Sun high in sky allows shade in mid-day and sun does not enter the living room requiring shades. The view remains and heating by the sun is not a problem. Drapes may be left open in summer, and air conditioning demand remains low!

Winter: With lower sun in mid-day and open drapes, abundant sunshine means minimal heating in all rooms is required. Heating and air conditioning costs are very low.
- Also: With this unit being surrounded on top, bottom, and all sides... heating and air conditioning costs are minimal on 2nd floor.
- Carpeting throughout entire unit replaced in 2016 remodel.
- Kitchen: Remodeled in 2016
 1. New flooring.
 2. New granite counters with deep side-by-side sinks, and new faucet fixtures.
 3. New Dishwasher – upgraded KitchenAid
 4. Stove – flat surface top.
 5. Heavy duty garbage disposal.
 6. New Whirlpool refrigerator (2016) w/icemaker (icemaker not hooked up at present).
- Laundry room: Speed Queen washer and dryer (2017), is large with much storage space on floor, hooks and on shelving.
- Separate, large storage room in hallway... close to unit and completely private and lockable.
- Underground Parking: 2 parking spots are owned, one is very near the elevators.
- Heat Exchanger newly replaced in 2019.
- Screens for all windows were newly rescreened, 2019.
- The unit's location in the building is perfect. Close to all central common areas of the facility, including the: Front door, Gramercy office, Elevators, Mail Boxes, Library, Garbage Chute, Exercise Room, Craft Room and large Party Room and Kitchen facilities.