

**\$2,600****45 Park Avenue, Unit 9B**

**Beds:** 2  
**Baths:** 2  
**Living Area:** 1,137 sqft  
**Neighborhood:**

## YOUR AGENT

**Brian Paran**

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## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | — | <b>View</b>           | — |
| <b>Central Heat</b>     | — | <b>Pool</b>           | — |
| <b>Refrigerator</b>     | ✓ | <b>Doorman</b>        | — |
| <b>Dishwasher</b>       | ✓ | <b>Vallet</b>         | — |
| <b>Washer</b>           | ✓ | <b>Gym</b>            | — |
| <b>Walk-In Closets</b>  | — | <b>Impact Windows</b> | — |

## KEY FEATURES

|                       |                   |                      |                   |
|-----------------------|-------------------|----------------------|-------------------|
| <b>Living area:</b>   | <b>1,137 sqft</b> | <b>Available:</b>    | <b>In 26 days</b> |
| <b>Half Bath/WC:</b>  | <b>-</b>          | <b>Type:</b>         | <b>apartment</b>  |
| <b>Parking Space:</b> | <b>2</b>          | <b>Year Built:</b>   | <b>2025</b>       |
| <b>Furnished:</b>     | <b>No</b>         | <b>Neighborhood:</b> | <b>-</b>          |
| <b>Pets Allowed:</b>  | <b>No</b>         | <b>Zip Code:</b>     | <b>12589</b>      |
| <b>Floor #:</b>       | <b>1st / 2</b>    | <b>Ref./MLS ID:</b>  | <b>KEY869837</b>  |

## MY NOTES