RESIDENCE 6-9A

W THEWALES

Four Bedrooms • Four Bathrooms • Powder Room • Library 2,936 Sq. Ft. / 272.8 Sq. M.

South & West Exposures

Half-floor Residence

Gracious Entry Foyer and Gallery

Corner Great Room with Open Southwest Exposure

Custom-designed Kitchen by Cabinet Alberto Pinto

Primary Bedroom suite with Windowed Five-fixture Bathroom and Dual Walk-in Closets

Secondary Bedrooms with Ensuite Bathrooms

Wet Bar with Undercounter Refrigerator

Laundry Room with Sink

CONDOMINIUM RESIDENCES (₍₁₎ GREAT ROOM 24′ 0½″ × 21′ 3″ KITCHEN 16'8" × 14'0" BEDROOM 3 GALLERY BEDROOM 2 Ü FOYER LAUNDRY ROOM ⊕ 1111 ++++ PRIMARY BEDROOM ++++ **(H)**

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Exclusive Marketing and Sales Agent Corcoran Sunshine Marketing Group

> Developer Adellco





Madison Ave.



Sponsor makes no representation or warranties except as may be set forth in the Offering Plan. Sponsor makes no representation that future construction in the neighborhood surrounding the Condominium will not result in the obstruction of the views from any windows and/or Terraces. Sponsor reserves the right to make substitutions of material, equipment, fixtures, finishes and appliances in accordance with the terms of the Offering Plan. The complete offering terms are in an offering plan available from the Sponsor. File# CD200207. Sponsor Name: 1295 Property LLC, 1636 A Third Avenue, New York, NY 10128.